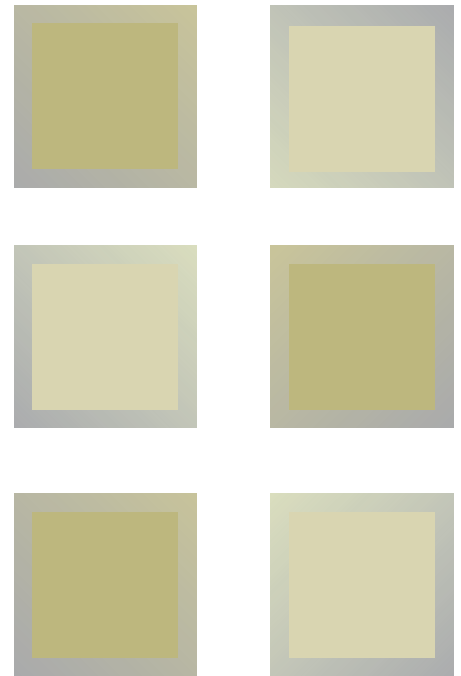


City of Las Vegas

TOWN CENTER DEVELOPMENT STANDARDS MANUAL



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TOWN CENTER DEVELOPMENT STANDARDS MANUAL

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A. INTRODUCTION

1. PROJECT HISTORY

On December 18, 1996, the City of Las Vegas City Council adopted the Northwest Area General Plan Amendment. This land use planning document made provisions for a Town Center. Additionally, it established a requirement to develop an implementation plan which would establish detailed regulations, standards, conditions and programs on a more defined scale than a land use plan of a General Plan could provide. The area covered by the 1996 Land Use Plan is depicted on Map Three of the Centennial Hills Sector Plan, the current Plan that covers the northwest, as Town Center.

This document, "The Town Center Development Standards Manual", implements the Town Center Master Plan as a guide for development of the Town Center plan area. Through its maps and text, it incorporates regulations and development standards affecting the use of land within the Plan area.

2. PURPOSE OF THIS MANUAL

Town Center Development Standards is the primary document for use by all entities undertaking any improvements, participating builders, individual business owners and homeowners, including their respective sub-associations. Other documents relating to the physical development of the property include the following:

- A. All development plans shall comply with the adopted Town Center Development Standards as well as all other applicable regulations in the city, county, state, and federal jurisdictions. These Standards are not intended to override or contradict the City of Las Vegas codes or requirements. Where differences occur, the most stringent shall apply in all cases.

The Town Center (T-C) District (Section 19.06.110 of the Zoning Ordinance) requires a Land Use Plan which identifies general land use designations, transportation networks, open space and community facilities for developments within Town Center. The T-C District also requires the development of standards which establish requirements for commercial intensities, residential densities,

building height and setbacks, signage, landscaping, parking and open space requirements, as well as procedures for site plan review.

These Development Standards have been prepared in accordance with the above mentioned requirements and this document has been adopted by reference and made a part of the T-C Zoning District regulations for the Town Center. The purpose of these standards is to provide minimum requirements for development and uses within Town Center. Architecture, engineering, and landscaping plans and signage programs will be reviewed by the City prior to approval. The design criteria, within these standards will provide additional guidance for the developer and facilitate the City's review process.

The Director of the Department of Planning and Development may waive or modify any Development Standard contained herein if, in the opinion of the Director, the waiver or modification will not be contrary to the overall purpose and intent of the Standards or the Town Center Land Use Plan.

3. LAND USE HIERARCHY

The following Land Use Districts are found within the Town Center. Chapter 3 of the Centennial Hills Sector Plan describes the Land Use Districts proposed for each parcel and Map 4 (Centennial Hills Town Center Land Use Map) identifies the location for each of the land use districts. The "Permitted Uses" matrix in Section B, "Development Uses", details the types of uses allowed in each of the districts. The following are general descriptions of each of the Use Districts that will shape the environment expected in Town Center. The TC suffix means that these Land Use categories have been modified for the Town Center.

A. GENERAL COMMERCIAL (GC-TC):

The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels, motels, and tourist commercial uses such as resorts and recreational facilities.



CENTENNIAL HILLS

Town Center

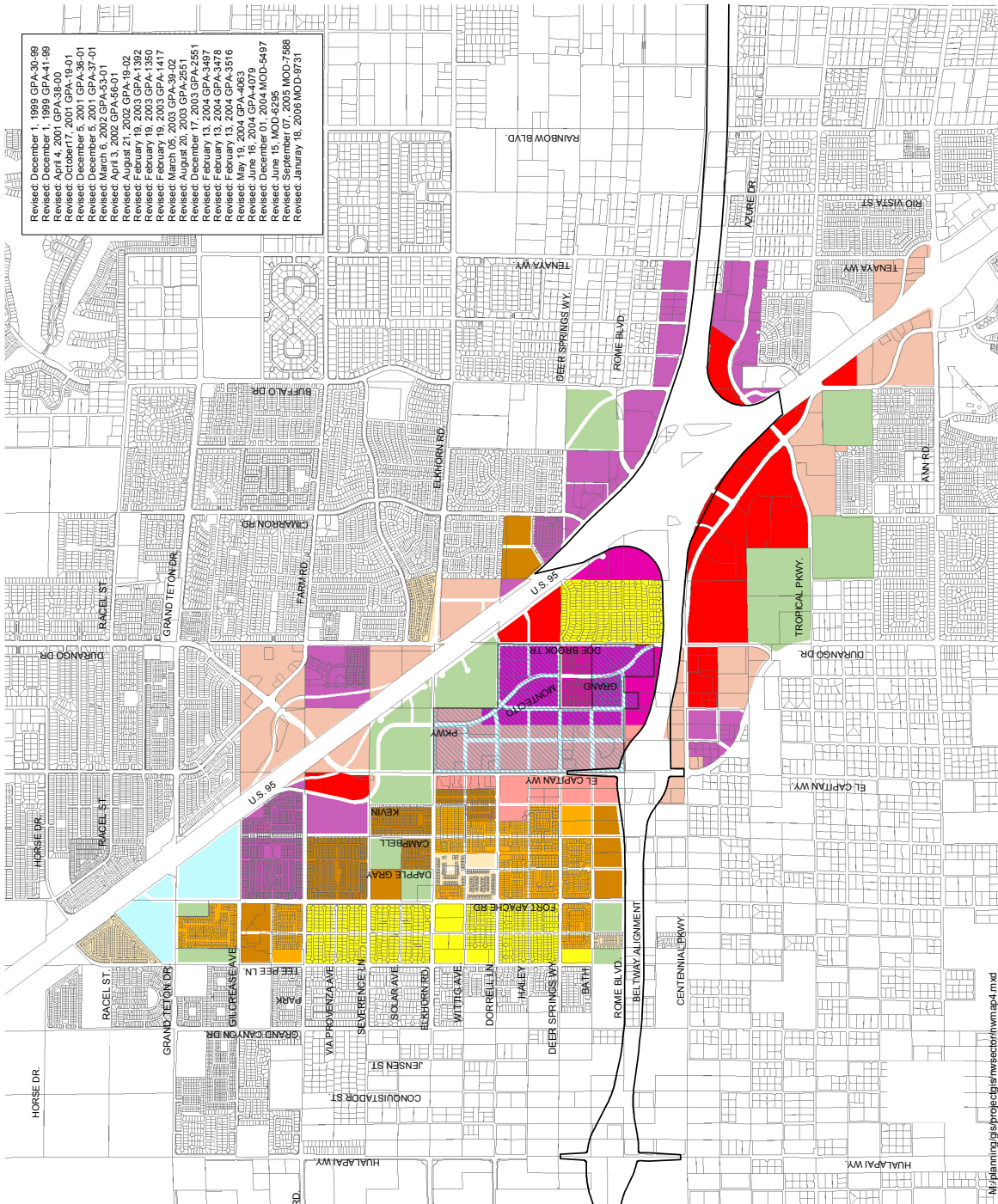
- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC)
(3.6 To 5.5 DUA)
- Medium Residential (M-TC)
(12.1 To 25 DUA)
- Medium-Low Residential (ML-TC)
(5.6 To 8 DUA)
- Medium-Low Attached Residential (MLA-TC)
(8.1 To 12 DUA)
- Public Facility (PF-TC)
- Montecito Town Center

Adopted: May 24, 1999 GPA-01-1999

SOURCE: City of Las Vegas, Department of Comprehensive Planning

Plotted: February 13, 2006

GIS map was made using
data from the City of Las Vegas
GIS Department. The map was
created using ArcView 3.2a
and the City of Las Vegas
Planning & Development
Department.





When adjacent to the beltway or US 95, buildings may exceed the height of the nearest roadway surface of the beltway by one story, otherwise development within the GC-TC land use area is restricted to 2 stories in height.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

B. Service Commercial (SC-TC):

The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public/quasi-public uses.

Hotels, motels and resort uses of a lower intensity may be allowed under certain conditions.

The district also includes office centers offering or with professional and business services. These uses shall not exceed two stories in height. A three story maximum may be allowed if the parcel is greater than 20 acres in size, the three-story building has a setback of 50 feet or more from all property lines, and the perimeter of the parcel contains additional development and or landscaping to assist in concealing the larger building from view.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

C. Urban Center Mixed Use (UC-TC):

The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.

Development within this land use designation will typically be multi-storied having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. Minimum development shall be two stories in height. Developments in excess of twelve (12) stories along the Durango corridor are possible with a Special Use Permit (SUP). There are no density limitations in the UC District.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.

Development in the UC-TC District shall be by development agreement per Section 19.18.090.

D. Suburban Mixed Use (SX-TC):

The Suburban Mixed Use District can be characterized as being similar to the previously described Service Commercial District with the addition of medium density residential being a permitted use and is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. This district also is more reflective of suburban development than the Urban Center Mixed Use category.

Excepting the area adjacent to the Beltway/US 95 interchange, mixed-use developments shall be no more than two stories in height except on parcels with an aggregate acreage of 25 acres or more. To calculate this area, the parcels shall be contiguous and not be separated by a roadway. On such sites, developments up to four stories are allowed, provided that any adjacent low-density residential uses, or land designated for such uses, are buffered from any three or four-story component by intervening structures that do meet the two-story height limit, and where a minimum setback of 100 feet is provided between the low-density uses and the three or four-story component, and where significant landscaping is provided within this buffer area so as to substantially mitigate any negative impact on the lower intensity use.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

Site plans in this district shall be designed to discourage access from Suburban Mixed-Use (SX-TC) uses onto 80' or less streets that are clearly recognized as residential streets (streets with residences having direct access and are addressed to said street.)



Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.

E. Main Street Mixed Use (MS-TC):

The purpose of the Main Street Mixed Use District is to create a neighborhood which generates a sense of place, a feeling of being in a unique small town business district. Because of the intensive pedestrian orientation of the Main Street Mixed Use designation, structures must be a minimum of two stories in height. Uses such as automobile services, outdoor sales yards, drive-in businesses and other similar uses are prohibited from locating within this district.

This designation is intended to encourage a cohesive mix of interdependent uses, including leisure shopping, and offices on the main floor and similar uses and/or medium to high density residential on the upper floor(s). The object of this district is to provide amenities which are conducive to attracting pedestrian activity rather than automotive access. Buildings in this district are required to be a maximum of two stories or 35 feet in height, whichever is less, in those areas that are across from or adjacent to Low Density Residential.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.

Development in the MS-TC District shall be by development agreement in accordance with Section 19.18.090.

F. Employment Center Mixed Use (EC-TC):

The Employment Center Mixed Use District is intended to accommodate needed non-polluting and non-nuisance services which, under normal circumstances, would not otherwise be found in a Central Business District. Given the land use constraints of the Centennial Hills Sector Plan, few opportunities for light manufacturing uses exist within the Centennial Hills sector of the City. Given the propensity for visual pollution, all uses within the district are required to be completely self-contained within a structure giving a business park appearance. The Employment Center Mixed Use District permits the broadest spectrum of uses within the Town Center, however, residential development opportunities are minimal.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.

G. Low Density Residential (L-TC):

The Low Density Residential District has a density range from 3.5 to 5.5 units per gross acre. This district permits single family detached homes as well as other more imaginative Low Density residential development which puts an emphasis upon common open space. Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district.

H. Medium Low Density Residential (ML):

The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross acre. This district permits single family compact lots and zero lot lines, manufactured home parks, and residential planned development.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

I. Medium Low Attached Density Residential (MLA):

The Medium Low Attached Density Residential District has a density range from 8.1 to 12 dwelling units per gross acre. This district includes a variety of multi-family units such as plexes, townhouses, condominiums, and low density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.



J. Medium Density Residential (M-TC):

The Medium Density Residential District has a density range from twelve (12) units to twenty-five (25) units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space.

Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

A limited number of commercial uses are also allowed under certain circumstances.

K. Public Facilities (PF-TC):

The Public Facilities district is intended to accommodate any property which is used for a Public and/or Quasi-Public purpose. Any project which is owned and operated by a governmental agency (e.g.: schools) or is used solely by a non-profit organization (e.g.: religious facility) qualifies for this land use designation. Utility projects can also qualify for this designation, but must adhere to the design regulations of Town Center.

B. DEVELOPMENT USES

1. PERMITTED USES

This chapter indicates which uses are permitted in each of the eleven (11) Land Use Districts. The Permitted Uses Matrix (Table 1) identifies those uses which are permitted by right, conditionally permitted, and those which require approval by special use permit.

In terms of any land use defined by these Standards, the following shall apply:

- A. Other uses may be added by following the procedures found in Section 19.18.120 of Title 19.
- B. Uses not specifically identified shall not be permitted in areas other than indicated herein unless they are specifically noted on development plans submitted for review and incorporated into the Development Standards prior to project approval.
- C. With regard to any issue pertaining to land use and development that may arise in connection with these Development Standards, and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to Section 19.18.090 of the City of Las Vegas Zoning Code (Title 19 of the Las Vegas Municipal Code and NRS 278.0201 through NRS 278.0207), the applicable regulations and standards contained in the City of Las Vegas Zoning Code will apply.
- D. Terms which are used in these standards and are not defined herein or in Title 19 of the Las Vegas Municipal Code shall be given their ordinary meaning, unless the context requires or suggests otherwise. In case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Director shall have the authority to assign an interpretation which is consistent with the intent and purpose of these Standards, or an interpretation which is consistent with previous usage or interpretation.



- E. Distances referred to in these standards shall be measured in a straight line from the property line of the use that may be adversely affected, to the property line of the use that may cause the adverse effect.

A waiver of required separation requirements by the Director of the Planning and Development Department may be requested by the submission of the following:

1. Certified Return/Receipt by U.S. Mail notification of the ownership of all the property within 330-feet of the subject property indicating that a request for a waiver is being made to the City of Las Vegas of the Town Center Development Standards and a description of the use that requires the waiver.
2. A neighborhood meeting to be held prior to the request for a waiver by the applicant at a place and time approved by the Planning and Development Department.
3. The applicant shall provide notice to all property owners within 1000-feet of the subject property the time, place, and purpose of the neighborhood meeting by U.S. Mail.

The above requirements must be met prior to submission of an application for a Waiver and a Special Use Permit to Department of Planning and Development.

- F. Mechanical and electrical equipment for any use shall be screened from view per Section D.3.F of these Standards.
- G. Loading and service areas for any use shall be consistent with the standards in Section D.3.C. of these Standards.

2. PERMITTED USES MATRIX LEGEND

A. Permitted Uses (P):

The use is permitted by right within the designated Land Use District. This does not exclude other uses which are generally considered accessory to the primary use. An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract shall be permitted as an accessory use without being separately listed as a permitted use. Accessory uses may not occupy more than 30 percent (30%) of the gross floor area utilized by the primary use.

B. Conditional Uses (C):

The use is permitted subject to meeting specific conditions. These conditions are listed following the Permitted Use Matrix in Section B.3 of these Standards, labeled "Conditional Uses".

C. Special Use Permits (S):

Certain uses may be permitted in the designated Land Use district only after obtaining a Special Use Permit in accordance with Section 19.18.060 of the City of Las Vegas Zoning Code and compliance with specific conditions. These conditions are listed following the Permitted Use Matrix in Section B.4 of these Standards, labeled "Special Use Permits".

D. Temporary Commercial Permits (TCP):

An Application for a Temporary Commercial Permit must be made in accordance with Section 19.18.100 of Title 19.

E. A blank space indicates that the use is not permitted in that District.

The following matrix implements the above described legend for each proposed land use.



Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr: Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr: Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Alcoholic Beverage Sales / Liquor Stores	S	S	S	S	S	S					
Antique and Collectibles Stores	P	P	P	P	P	P					
Art Supply Stores	P	P	P	P	P	P					
Auto Body Repair Shops						C					
Auto Parts (New and Rebuilt) (Accessory Sales and Service)				S							
Auto Repair Garage (Minor)	S	S				S					
Auto Repair Garage (Major)						S					
Auto Rental (Passenger vehicles only)	P					P					
Auto Sales (New)	C					C					
Auto Sales (Used, with new car sales)	C					C					
Auto Service Stations	S	S				S					
Auto Smog Check	S	S				S					
Auto Title Loan	S	S									
Barber/Beauty Shop	P	P	P	P	P	P					
Boat Sales	C					C					
Bottled Water Dispensing	C	C				C					
Bowling Centers/Lanes	P	C	P	C	C	C					
Business and Professional Offices	P	P	P	P	P	P			C		
Car Washes (Automatic)	S	S				S					
Cemeteries						S					S
Child Care (1 - 6 Children)	P	P	P	P	P	P	P	P	P	P	
Child Care (7 - 12 Children)	P	P	P	P	P	P	S	S	S	S	
Child Care (Commercial)	P	P	P	P	P	P					P
Clothing Stores	P	P	P	P	P	P					
Clubs: Public & Private (Non-Profit)	P	P	P	P	P	P					P
Convalescent Facilities/Nursing Home/Extended Care Facilities	S	S	S	S	S						S

TCP = Temporary Commercial Permit (See 19A.18.100); P = Permitted

S = Special Use Permit required (See Section 4: Special Use Permits and 19A.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses)



Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Convenience Stores (No Fuel Pumps)	P	P	P	P	P	P					
Convenience Stores (w/Fuel Pumps)	S	S		S		S					
Crematorium						S					
Dance/Gymnastic/Exercise Studios	P	P	P	P	P	P					P
Day Spa	P	P	P	P	P	P					
Dental Laboratory			P	P	C	P					
Drug Stores	P	P	P	P	P	P					
Dry Cleaner/Laundry	P	P	P	P	P	P				C	
Farmer's Market/Transient Sales/Swap Meet	S					P					
Financial Institutions (Specified)	S	S									
Financial Institutions, General (With Drive-Through)			C								
Financial Institutions, General (Without Drive-Through)			C								
Florist	P	P	P	P	P	P					
Furniture Stores (Indoor Only)	P	P	P	P	P	P					
Gaming (Restricted)	S	S	S	S	S	S					
Garden Supply Stores	C	C				C					
General Merchandise/Wholesale	P	P	P	P	P	P					
Gift Stores	P	P	P	P	P	P					
General Retail	P	P	P	P	P	P				C	
Hardware Stores/Building Supplies (Indoor Only)	P	P		P	P	P					
Hardware Stores/Building Supplies (Outdoor Only)	C	S				S					
Health Food Stores	P	P	P	P	P	P					
Health Spas/Athletic Clubs/Fitness Centers	P	C	P	C	C	C				C	P
Heavy Equipment Sales & Service						S					
High Tech./Light Assembly & Manufacturing						C					
Home Occupations			C	C	C	C	C	C	C	C	
Hotel, Motel, Inns, Resorts	S	S	S	S	S	S					

TCP = Temporary Commercial Permit (See 19A.18.100); P = Permitted

S = Special Use Permit required (See Section 4: Special Use Permits and 19A.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses)



Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr: Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr: Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Laundromats (Coin Operated)		P	P	S	S	P					
Liquefied Petroleum Gas Installation	S	S				S					S
Martial Arts Studio	P	P	P	P	P	P					
Mini-Storage Facilities	S	S	S	S	S	S					
Mortgage Company	P	P	P	P	P	P					
Mortuaries/Funeral Homes	C	C	C	C		C					
Night Clubs/Discotheques	S		S		S	S					
Offices (Other than listed)	P	P	P	P	P	P				C	P
Offices, Medical	P	P	P	P	P	P					
Office Supply Stores	P	P	P	P	P	P					
Outdoor Storage/Sales	S	S	S	S	S	S					
Pet Shops	C	C	C	C	C	C					
Plant Nurseries (Indoor Only)	P	P	P	P		P					
Post Office/Annexes	P	P	P	P	P	P				C	P
Print Shop/Copy Service	P	P	P	P	P	P					
Product Distribution/Storage						P					
Professional/Governmental Offices	P	P	P	P	P	P					P
Pubs, Bars & Lounges (Taverns, etc.)	S	S	S		S	S					
Recreational Vehicle Sales	C					C					
Rental Stores (Small tools & Household items)	P	P	P	P	P	P					
Rental Service Stores/Yards (Heavy Equipment)						S					
Rescue Mission, Shelter for the Homeless	S					S					
Repair Shops (Major Appliances)						C					
Repair Shops (Minor Appliances)	C	C	C	C	C	C					
Restaurant Service Bar/Supper Club	S	S	S	S	S	S					
RV Service/Storage						S					

TCP = Temporary Commercial Permit (See 19A.18.100); P = Permitted

S = Special Use Permit required (See Section 4: Special Use Permits and 19A.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses)

Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Restaurants (w/out drive-thru)	P	P	P	P	P	P				C	
Restaurants (w/drive-thru)	S	S		S		S					
Scientific and Medical Research Labs	S					P					
Sidewalk Vending (Vendors)			S		S						
Skating Rinks (Ice/Roller)	S	S	S	S	S	S					P
Special Events (See Municipal Code Chapter 6.78)	TCP	TCP	TCP	TCP	TCP	TCP					TCP
Specialty Shops (such as art supply stores, beauty salons, barber shops, florists, specialty food and all other similar retail shops)	P	P	P	P	P	P				C	
Theaters, Movie	P	P	P	P	P	P					
Thrift Shops						C					
Tow Truck Service/Yards						S					
Truck Rentals						S					
Veterinarian Hospital, Clinic, Shelter, Boarding or Kennel without Outside Pens	C	S	S	S		C					
Veterinarian Hospital, Clinic, Shelter, Boarding or Kennel with Outside Pens						S					
Wedding Chapels			P		P	P					

TCP = Temporary Commercial Permit (See 19A.18.100); P = Permitted

S = Special Use Permit required (See Section 4: Special Use Permits and 19A.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses)



Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Caretaker/Domestic Quarters			C	C	C	C					
Catered Living Quarters			S	S						P	
High Density (25 + du/ac)- Mixed Use			P	S	S	S					
High Density (25 + du/ac) - Single Use			S	S							
Low Density (1-5.5 du/ac)							P				
Retirement Residential (Mixed Use)			P	P	P						
Retirement Residential (Single Use)							P	P	P	P	
Medium Residential (12.1 - 25 DUA)			P	P	P					P	
Medium-Low Residential Attached (8.1 - 12 DUA)			P	P					P	P	
Medium-Low Residential (5.6 - 8 DUA)				P				P	P	P	

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Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Cellular Communication Towers	S	S	S	S	S	S					S
Electric Sub-station	S	S	S	S	S	S					S
Electric/Utility Transmission Lines	C	C	C	C	C	C	C	C	C	C	C
Emergency Medical Facilities	P	P	P	P	P	P					P
Fire Stations	P	P	P	P	P	P					P
Hospitals (Including Related Facilities)	P	P	P	P	P	P					P
Owner Assoc. Buildings and Facilities	P	P	P	P	P	P					
Microwave Dish	S	S	S	S	S	S					S
Parking Lots/Structures	P	P	P	P	P	P			P	P	P
Police Stations	P	P	P	P	P	P			P	P	P
Pump Stations (Water/Sewer)	S	S	S	S	S	S					P
Radio, Cable & Television Stations	S	S	S	S		S					
Transit Stops	P	P	P	P	P	P	P	P	P	P	P
Transportation & Transit Maintenance Facilities						S					S
Utility Service Yards						C					
Wastewater Treatment Facilities						S					S
Water Storage Facilities	S	S	S	S	S	S					P
Solar Energy Systems	C	C	C	C	C	C	C	C	C	C	C

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Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Ancillary Eating Facilities, and Specialty Shops associated with Recreational Facilities	P	P	P	P	P	P					P
Commercial Recreation Uses (Indoor)	P	C	P	C	C						P
Commercial Recreation Uses (Outdoor)	S	S	S	S	S						S
Golf Courses/Clubhouses (Public & Private)											P
Maintenance facilities related to Open Space Uses (Lawn Equipment)											P
Open Space & Open Space Easements	P	P	P	P	P	P	P	P	P	P	P
Pedestrian Trails & Paths	P	P	P	P	P	P	P	P	P	P	P
Recreation Centers (Public)	P	P	P	P	P	P	P	P	P	P	P
Recreation Fields, Courts & Other Sports Facilities (Public)	P	P	P	P	P	P	P	P	P	P	P
Stadiums/Arenas/Amphitheatre	S		S			S					S
Storm Drainage Structures, Retention & Detention Areas	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools (Public)	P	P	P	P		P	P	P	P	P	P
Youth Centers/Clubs	S	S	S	S	S	S			S	S	S

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Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density	Med-Low Attached	Medium Density T-C	Public Facilities T-C
Colleges & Universities	P	P	P	P	P	P					P
Satellite Campus of Colleges & Universities	P	P	P	P	P	P					P
Vocational/Trade Schools	P	P	P	P	P	P					P
Schools, Senior High			C	C	C						C
Schools, Junior High			C	C	C						C
Schools, Elementary			C	C	C						C

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Permitted Uses

COMMERCIAL USES	General Commercial T-C	Service Commercial T-C	Urban Cntr. Mixed Use T-C	Suburban Mixed Use T-C	Main St. Mixed Use T-C	Employ Cntr. Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached T-C	Medium Density T-C	Public Facilities T-C
Art Galleries	P	P	P	P	P	P					P
Charitable /Public Service Event (Carnival Fundraiser)	TCP	TCP	TCP	TCP	TCP	TCP					TCP
Convention Centers	S	S	S	S	S	S					P
Conference Centers	S	S	S	S	S	S					P
Libraries	P	P	P	P	P	P			P	P	P
Museums, Private	C	C	C	C	C	C					C
Museums, Public	P	P	P	P	P	P					P
Religious facilities	P	P	P	P	C	P	S	S	S	S	P
Special Community Events	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP
Theaters, Indoor (Live Performance)			P	P	P						P

TCP = Temporary Commercial Permit (See 19A.18.100); P = Permitted

S = Special Use Permit required (See Section 4: Special Use Permits and 19A.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses)

Permitted Uses

COMMERCIAL USES															
Helistop and Heliport	General Commercial T-C	S	Service Commercial T-C	S	Urban Cntr: Mixed Use T-C	S	Suburban Mixed Use T-C	S	Main St. Mixed Use T-C	Employ Cntr: Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
										S					S
COMMERCIAL USES	General Commercial T-C		Service Commercial T-C		Urban Cntr: Mixed Use T-C		Suburban Mixed Use T-C		Main St. Mixed Use T-C	Employ Cntr: Mixed Use T-C	Low Density T-C	Med-Low Density T-C	Med-Low Attached	Medium Density T-C	Public Facilities T-C
	Temporary Construction Offices	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP
	Temporary Sales Offices	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP
Temporary Use (Other)	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP	TCP

TCP = Temporary Commercial Permit (See 19A.18.100); P = Permitted

S = Special Use Permit required (See Section 4: Special Use Permits and 19A.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses)



3. CONDITIONAL USES

A. General

In addition to the other requirements of these standards, the following regulations shall apply to each of the uses in districts where they are indicated with a "C" in the Land Use Matrix. The Conditional Uses are listed alphabetically below.

Loading and Service areas for all uses shall comply with Section D.3.C of these standards.

B. Conditions

1) AUTO BODY REPAIR SHOP

- a. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
- b. All disabled or wrecked vehicles shall be stored within an enclosed structure.
- c. Openings in service bays shall not face public right of way and shall be designed to minimize visual intrusion into adjoining properties.
- d. All repair work shall be performed within an enclosed building.
- e. The installation and use of an outside public address or bell system is prohibited.

2) AUTO SALES (NEW)

- a. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.
- b. The installation and use of an outside public address or bell system is prohibited.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- e. All accessory services shall be performed inside an enclosed structure.
- f. Openings in service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- g. Accessory automobile rental is permitted.
- h. The minimum site area shall be 25,000 square feet.
- i. Parking of vehicles in landscaped areas is prohibited.

3) AUTO SALES (USED, WITH NEW CAR SALES)

- a. The minimum site area shall be 25,000 square feet.
- b. The installation and use of an outside public address or bell system is prohibited.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- e. Openings in service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- f. Accessory automobile rental is permitted.
- g. Parking of vehicles in landscaped areas is prohibited.

4) BOAT SALES

- a. Sales may include an outdoor used boat sales lot when operated by a franchised, new boat dealer. The used boat sales shall be located directly adjacent to the new boat sales and service facility and be operated as an incidental use.
- b. The installation and use of an outside public address or bell system is prohibited.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- e. All accessory services shall be performed inside an enclosed structure.
- f. Openings in service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.

5) BOTTLED WATER DISPENSING

- a. Cannot occupy any parking spaces or reduce the number of required parking spaces.
- b. Any permanent structure shall have a Site Development Review per Title 19.
- c. If conducted as an accessory use, the activity shall be designed to be architecturally compatible with the primary building.

6) BOWLING CENTERS/LANES

- a. Bowling facilities shall not locate within 330 feet of any single family detached dwelling.



- 7) CARETAKERS/DOMESTIC QUARTERS
- a. Unit shall not be on the ground floor.
 - b. A caretaker or domestic unit shall be designed to contain a bedroom, bathroom, kitchen and other living space, provided the living quarters are attached to and have interior access to the main structure.
 - c. The unit shall only be occupied by a caretaker or employee of the occupant of the main dwelling.
- 8) COMMERCIAL RECREATION USES (INDOOR)
- a. May not locate within 330 feet of any single family detached dwelling.
- 9) DENTAL LABORATORY
- a. Building construction methods shall incorporate sound barriers and odor protection for adjacent properties.
- 10) ELECTRIC/UTILITY/TRANSMISSION LINES
- a. The location of routes for lines that are 15,000 volts or above must first be approved by the Planning Commission.
- 11) FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH)
- a. The principal building shall be located at the front setback line in accordance with the applicable setback requirements, with the drive-through facility located to the side or the rear of the principal building.
 - b. The drive-through facility shall be screened from the adjacent rights-of-way by the principal building or by screening materials such as decorative walls, landscaped berms, continuous vegetation, or any combination thereof. Screening materials shall have a minimum height of three feet above finished grade at the rear of the setback area.
 - c. The drive-through facility shall not be located within 330 feet of any single-family detached dwelling.
 - d. Exterior lighting shall be shielded from adjacent properties.
- 12) GARDEN SUPPLY
- a. Garden tools, supplies, and fertilizer and non-living material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.
 - b. Live plants may be located outside of an enclosed building provided their location and arrangement will not be detrimental to internal site circulation or to abutting streets or adjacent property.

13) HARDWARE STORE/BUILDING SUPPLY (OUTDOOR)

- a. Outdoor storage shall be screened from view of adjacent properties and streets.
- b. Outdoor lighting shall be designed as to not shine directly onto any abutting residential property.
- c. The installation and use of an outside public address or bell system is prohibited.

14) HEALTH SPA/ATHLETIC CLUB/FITNESS CENTERS

- a. May not locate within 330 feet of any single family detached dwelling.

15) HIGH TECH/LIGHT ASSEMBLY AND MANUFACTURING

- a. No outside storage is permitted.
- b. All processing, manufacturing, and storage of materials, equipment, and products shall be performed in a completely enclosed building.
- c. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
- d. There shall be no smoke, dust, or foreign matter emitted.

16) HOME OCCUPATION

- a. Requirements within 19.18.110 shall apply.

17) MORTUARIES/FUNERAL HOMES

- a. All operations shall be within a completely enclosed building.
- b. There shall be no audible or noticeable indication of the use outside of the building.

18) MUSEUMS, PRIVATE

- a. Outdoor storage is prohibited.

19) PET SHOP

- a. All animals shall be confined within an enclosed building at all times.
- b. The building shall be designed to provide complete sound barriers and odor protection for the adjacent property.



20) RECREATIONAL VEHICLE SALES

- a. Sales may include an outdoor used vehicle sales lot when operated by a franchised, new vehicle dealer. The used vehicle sales shall be located directly adjacent to the new vehicle sales and service facility and be operated as an incidental use.
- b. The installation and use of an outside public address or bell system is prohibited.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- e. All accessory services shall be performed inside an enclosed structure.
- f. Openings in service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- g. The minimum site area shall be 25,000 square feet.

21) RELIGIOUS FACILITIES

- a. Activities such as religious services, religious instruction, church club activities, and similar activities are allowed.
- b. Functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, which, in the opinion of the Director of Planning and Development, are ancillary to the primary use are also permitted; provided, however, that all proposed uses shall be specifically stated in the application.
- c. If, after the approval of the Conditional Use Permit, additional uses not specifically covered by the existing Conditional Use Permit are proposed, an additional review by the Director of Planning and Development shall be required to add the uses.

22) RENTAL STORES (SMALL TOOLS & HOUSEHOLD ITEMS)

- a. No outside storage is permitted.

23) REPAIR SHOPS (APPLIANCES- MAJOR/MINOR)

- a. No outside storage is permitted.
- b. Building construction methods shall incorporate sound barriers and odor protection for adjacent property.

24) SCHOOLS, (ELEMENTARY, JR. HIGH, AND SR. HIGH)

- a. May not locate adjacent to, nor have direct access/egress to Main Street, Parkway or Primary Arterial in the Town Center.
- b. Requires site plan review by the Planning Commission.

25) SCIENTIFIC AND MEDICAL RESEARCH LABS

- a. All operations shall be within a completely enclosed building.
- b. There shall be no audible or noticeable indication of the use outside of the building.

26) SOLAR ENERGY SYSTEMS

- a. Must be screened from public view such that it cannot be discerned or seen from any public rights of way per standards in Section D.3.F. of these Standards.

27) TEMPORARY USE (OTHER)

The intent of this section is to allow temporary uses which would otherwise be prohibited to operate for limited periods of time (one to three weeks) on an annual basis. These uses include but are not limited to Christmas tree sales, firework sales, and other special events.

- a. Temporary Uses will be reviewed and conditions imposed on a case by case basis. The use can be carried forward in future years unless conditions of approval are ignored or violated at which time the temporary use is revoked.
- b. Must obtain a Temporary Commercial Permit per the requirements of Title 19.

28) THRIFTSHOP

- a. No outdoor display, sales or storage of any merchandise shall be permitted.
- b. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

29) UTILITY SERVICE YARDS

- a. All areas used for the parking and storage of operable vehicles shall be paved.
- b. All stored vehicles, parts, and equipment shall be stored within an enclosed structure with the access bays located so as not to be visible from adjoining properties or public rights of way.

30) VETERINARIAN HOSPITAL, CLINIC, SHELTER, BOARDING OR KENNEL WITHOUT OUTSIDE PENS

- a. Animals shall be confined within an enclosed building at all times.
- b. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
- c. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.



C. Conditions – M-TC District

Commercial uses permitted as conditional uses in this district by the Permitted Uses Matrix Legend are permitted only if the gross commercial floor area of the development site does not exceed an amount equal to 10 percent of the residential gross floor area.

4. SPECIAL USE PERMITS

A. General

Uses requiring a special use permit are deemed as being potentially incompatible with the town center concept and those uses will therefore be conditioned to ensure compatibility.

- 1) The uses in this section require a Special Use Permit and have base requirements which shall be met prior to approval of the Special Use Permit. These uses are indicated by an “S” in the Land Use Matrix.
- 2) The following conditions are the minimum conditions for approval of a Special Use Permit for this use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development.
- 3) Special Use Permits which do not have minimum requirements listed in the following section may have conditions placed on the proposed use during the public hearing process.
- 4) The following requirements are minimum standards that must be satisfied.
- 5) The following uses, with minimum Special Use Permit requirements, are listed below alphabetically.
- 6) Loading and Service areas for all uses shall comply with Section D.3.C of these standards.

B. Minimum Requirements

1) ALCOHOLIC BEVERAGE SALES/LIQUOR STORES

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

- a. No beer/wine/cooler on-sale, beer/wine/cooler off-sale, beer/wine/cooler on-off-sale, package, wholesale general use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. The distances referred to in Paragraph One shall be measured in a straight line from the nearest property line of the church, synagogue, school, or child care facility, and from the nearest property line of a City park to the nearest property line of the proposed liquor establishment premises, disregarding all intervening obstacles.
- c. When considering a Special Use Permit application for a liquor establishment for off-premise consumption which also requires a waiver of the distance limitation in Paragraph One, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- d. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

1A) AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE)

- a. All conditions for this use as specified under Title 19.04.040 must be satisfied for the issuance of a Special Use Permit for this use. In addition, the following conditions must also be satisfied.
- b. The building occupied by the Auto Parts use must be at least 330 feet from the property boundary of any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development, or be separated from such existing or potential residential areas by an existing trail/buffer area with a minimum width of 30 feet.
- c. Any vehicular doors must not face any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development.

2) AUTO REPAIR GARAGE (MAJOR)

- a. All repair and service work shall be performed within a completely enclosed building.
- b. Openings to the service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- c. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
- d. No outside storage of stock, equipment, or residual used equipment.
- e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.
- f. Shall not locate within 330 feet of any single family detached dwelling.
- g. The installation and use of an outside public address or bell system is prohibited.

3) AUTO REPAIR GARAGE (MINOR)

- a. All repair and service work shall be performed within a completely enclosed building.
- b. Openings to the service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. No outside storage of stock, equipment, or residual used equipment is permitted.
- e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
- f. Shall not locate within 330 feet of any single family detached dwelling.
- g. The installation and use of an outside public address or bell system is prohibited.

4) AUTO SERVICE STATION

- a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - The dispensing of petroleum products, water and air from pump islands.
 - The provision of emergency services of a minor nature.
- b. Development shall be in accordance with Chapter D, Section 3, subsection A (Gas and Auto Service Stations) of these Standards.
- c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
- d. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
- e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- f. The installation of LPG tanks is not permitted.
- g. Shall not locate within 330 feet of any single family detached dwelling.
- h. The installation and use of an outside public address or bell system is prohibited.

5) AUTO SMOG CHECK

- a. All service shall be performed within a completely enclosed structure.
- b. If conducted as an accessory use of a Service Station or an Auto Repair (Major or Minor), the facility shall be designed to be architecturally compatible with the primary building on the site.
- c. When operated as a primary use, no other automobile repair shall be permitted in conjunction with the facility.
- d. No required parking spaces shall be used or eliminated to provide the facility.
- e. Any permanent structure shall have a Site Development Review per Title 19.
- f. Service bay doors shall not face public right of way and shall remain closed except to allow the entry or exit of vehicles.

6) AUTO TITLE LOAN

- a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Auto Title Loan" under LYMC 19.04.050.



7) CAR WASHES (AUTOMATIC)

- a. Reviewed and conditioned on a case by case basis.

8) CATERED LIVING QUARTERS

- a. Reviewed and conditioned on a case by case basis.

9) CELLULAR COMMUNICATION TOWER

- a. A wireless communication facility is permitted if it utilizes stealth technology (made part of another structure and isn't visually discernible) and is not within 330 feet of any single family detached dwelling. Otherwise, a Special Use Permit is required.
- b. Towers and monopoles are subject to Subchapter 19.08.060 and shall be in conformance with Section D.3.F of these Standards.

10) CEMETERIES

- a. A decorative masonry and/or wrought iron fence with a minimum height of six feet shall be constructed around the perimeter of the cemetery site. The wall along the primary street frontage shall be set back a minimum of 35 feet from the front property line. The front yard area shall not be used for interment and shall be landscaped.
- b. Cemeteries shall only be allowed on parcels abutting and having access to an 80 foot street or larger.

11) CHILD CARE (7-12 CHILDREN)

- a. The minimum size lot shall be 6,500 square feet.
- b. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.
- c. The use of outdoor play shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
- d. Outdoor lighting shall be designed as to not shine directly onto any abutting residential property.
- e. The use is subject to the childcare regulations and standards of the Department of Finance and Business Services.
- f. In order for this use to be conducted on a parcel developed with multi-family housing, the child care center must be provided within a separate structure.

12) COMMERCIAL RECREATIONAL USES (OUTDOOR)

- a. Reviewed and conditioned on a case by case basis.



13) CONFERENCE CENTERS

- a. Reviewed and conditioned on a case by case basis.

14) CONVALESCENT/NURSING HOME/EXTENDED CARE FACILITIES

- a. The minimum parcel size required shall be 20,000 square feet.
- b. The maximum number of beds per acre of land shall be 50.
- c. Care facilities shall be located on an 80 foot street or larger.

15) CONVENIENCE STORE (W/ FUEL PUMPS)

- a. Shall not locate within 330 feet of any single family detached dwelling.
- b. The installation and use of an outside public address or bell system is prohibited.

16) CONVENTION CENTER

- a. Reviewed and conditioned on a case by case basis.

17) CREMATORIUMS

- a. All operations of a crematory shall be within a completely enclosed building.
- b. There shall be no audible or noticeable indication of the use outside of the building.
- c. All structures shall be set back 330 feet from any single family detached residential use.

18) ELECTRIC SUB-STATION

- a. Electrical power sub-stations will be reviewed and conditions imposed on a case by case basis.

19) FARMER'S MARKET/SWAP MEET/TRANSIENT SALES

- a. The area shall be used exclusively for the sale of or taking orders for any merchandise where such merchandise is displayed or sold in the open.
- b. The activity shall not be a part of the operation of an established business.
- c. No permanent physical structures or facilities are used as integral parts of the sales or order-taking operations.

20) FINANCIAL INSTITUTION, SPECIFIED

- a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Financial Institution, Specified" under LVMC 19.04.050.



21) GAMING (RESTRICTED)

- a. A Special Use Permit is required for any new gaming establishment.
- b. May not locate within 330 feet of any single family detached dwelling.

22) HARDWARE STORE/BUILDING SUPPLY (OUTDOOR)

- a. Outdoor storage shall be screened from view of adjacent properties and streets.
- b. Outdoor lighting shall be designed as to not shine directly onto any abutting residential property.

23) HEAVY EQUIPMENT SALES AND SERVICE

- a. Shall not locate within 330 feet of any single family detached dwelling.

24) HELISTOP OR HELIPORT

- a. Shall be permitted only as an accessory use to an office tower, hospital, medical facility, medical office or other emergency service provider.
- b. Shall not locate within 330 feet of any single family detached dwelling.

25) HIGH DENSITY RESIDENTIAL (MIXED USE)

- a. May not locate within 330 feet of any single family detached dwelling.

26) HIGH DENSITY RESIDENTIAL (SINGLE USE)

- a. Single purpose high density residential uses in the Urban Center and Suburban Mix Districts will be reviewed and conditions imposed on a case by case basis.

27) HOTEL, MOTEL, INNS, RESORTS

- a. May not locate within 330 feet of any single family detached dwelling.
- b. Must be within 1000 feet of a freeway interchange in Town Center.
- c. The hotel, motel, inn or resort structure must have a minimum height of three stories. A level of parking within a parking garage may be counted as a "story" for purposes of the minimum height requirement if the parking garage covers the same building footprint as the hotel, motel, inn or resort structure.

28) LAUNDROMATS

- a. May not locate within 330 feet of any single family detached dwelling.



29) LPG (LIQUEFIED PETROLEUM GAS) INSTALLATION

- a. An LPG installation which includes tanks with an aggregate water capacity of 288 gallons or less is permitted as of right in any zoning district. Such use will be subject to the requirements applicable to the district if the installation complies with the provisions of NRS 590.465 et seq. and these regulations.
- b. An LPG installation which includes tanks with an aggregate water capacity of more than 288 gallons shall be excluded in any Residential Land Use District including the MS and UC Districts, but with a Special Use Permit is allowed in other Town Center Land Use Districts.
- c. Shall not locate within 330 feet of any single family detached dwelling.

30) MICROWAVE DISH

- a. All microwave dishes shall be screened from public streets and adjoining private property per standards in Section D.3.F of these Standards.

31) MINI-STORAGE

- a. No more than one manager or security residence shall be permitted.
- b. Within the Main Street District all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.
- c. No business shall be conducted from or within a mini-storage facility.
- d. Retail sales of stored items on the premises is prohibited.
- e. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
- f. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
- g. The production, fabrication or assembly of products shall be prohibited.
- h. Within the Employment Center District the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.

- i. Within the Employment Center District truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.
- j. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.
- k. Within the Town Center all exterior walls of the mini-storage facilities shall be constructed with a facade so as to appear as an office or retail facility.

32) NIGHT CLUBS/DISCOTHEQUES

- a. May not locate within 330 feet of any single family detached dwelling.

33) OUTDOOR STORAGE/SALES

- a. Only retail items may be displayed or stored outdoors.
- b. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Planning Director.
- c. Barbed wire, razor ribbon, chainlink, etc. are prohibited.

34) PUBS, BARS & LOUNGES (TAVERNS, ETC.)

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

- a. No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as taverns or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed liquor premises, and in a straight line from the property line of the proposed tavern to the property line of any existing tavern or comparable establishment, disregarding all intervening obstacles.



- d. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
- e. No tavern shall be located within any Service Commercial zone unless it is part of a development with an aggregate acreage exceeding 50 acres with a majority of the acreage located within a zone which allows taverns.

35) PUMP STATIONS (WATER/SEWER)

- a. Pump stations will be reviewed and conditions imposed on a case by case basis.

35) RADIO, CABLE AND TELEVISION STATIONS

- b. May not locate within 330 feet of any single family detached dwelling.

37) RELIGIOUS FACILITIES

- a. The Special Use Permit may include such activities as religious services, religious instruction, church club activities, and similar activities.
- b. Functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, which, in the opinion of the Director of Planning and Development, are ancillary to the primary use are also permitted; provided, however, that all proposed uses shall be specifically stated in the application.
- c. If, after the approval of the Special Use Permit, additional uses not specifically covered by the existing Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.
- d. Thrift shops, homeless shelters, and other similar activities are prohibited in residential districts and are permitted only in the zoning districts which permits such uses as primary uses.

38) RENTAL SERVICE STORES/YARDS (HEAVY EQUIPMENT)

- a. All heavy wheeled equipment shall be stored on paved surfaces and shall be screened from all public rights of way and adjacent private properties.
- b. All non-wheeled equipment, parts and or other rental/sales items shall be stored and/or displayed in an enclosed structure.
- c. Shall not locate within 330 feet of any single family detached dwelling.

39) RESCUE MISSION, SHELTER FOR THE HOMELESS

- a. Rescue missions and shelters for the homeless will be reviewed and conditions imposed on a case by case basis.

40) RESTAURANTS (W/DRIVE-THRU)

- a. Reviewed and conditioned on a case by case basis.

41) RESTAURANTS WITH SERVICE BAR/SUPPER CLUB

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

- a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagoge, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

42)RV SERVICE AND STORAGE

- a. No more than one manager's or security residence shall be permitted.
- b. No business other than the provision of RV related services shall be conducted from or within an RV storage facility.
- c. Retail sales of stored items on the premises is prohibited.
- d. The commercial repair of RVs, motor vehicles, boats, trailers and other like vehicles shall be conducted within an enclosed structure.
- e. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.
- f. All exterior walls of the RV storage facilities shall be constructed with a facade so as to appear as an office or retail facility.

43)SCIENTIFIC AND MEDICAL RESEARCH LABS

- a. All operations shall be within a completely enclosed building.
- b. There shall be no audible or noticeable indication of the use outside of the building.

44)SIDEWALK VENDORS

- a. Sidewalk vendors must not locate within 330 feet of any single family detached dwelling (except for special events).
- b. Use is restricted to locations within the Urban Center and Main Street Districts where the sidewalk is in excess of 12 feet in width or where a special event is held.

45)SKATING RINKS (ICE/ROLLER)

- a. May not locate within 330 feet of any single family detached dwelling.

46)STADIUMS/ARENAS/AMPHITHEATERS

- a. Stadiums and/or arenas will be reviewed and conditions imposed on a case by case basis.
- b. Shall not locate within 330 feet of any single family detached dwelling.



47) TOW TRUCK SERVICE & YARD

- a. All areas used for the parking and storage of operable vehicles shall be paved.
- b. All stored, damaged, or wrecked vehicles, parts, and equipment shall be stored within an enclosed structure with the access bays located so as not to be visible from adjoining properties or public rights of way.
- c. Shall not locate within 330 feet of any single family detached dwelling.

48) TRANSPORTATION & TRANSIT MAINTENANCE FACILITIES

- a. All non-vehicle storage areas shall be within a wholly enclosed structure.
- b. All parking/vehicle storage areas shall be paved.
- c. Shall not locate within 330 feet of any single family detached dwelling.

49) TRUCK RENTALS

- a. Shall not locate within 330 feet of any single family detached dwelling.
- b. The installation and use of an outside public address or bell system is prohibited.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- e. All accessory services shall be performed inside an enclosed structure.
- f. Openings in service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- g. Accessory vehicle and trailer rentals are permitted.



50) VETERINARIAN HOSPITAL, CLINIC, SHELTER, BOARDING OR KENNEL WITHOUT OUTSIDE PENS

- a. Animals shall be confined within an enclosed building at all times.
- b. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
- c. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
- d. The use shall have access to an 80 foot street or larger.

51) VETERINARIAN HOSPITAL, CLINIC, SHELTER, BOARDING OR KENNEL WITH OUTSIDE PENS

- a. Pens shall be screened from view of adjacent streets and adjoining properties.
- b. If residential adjacency exists:
 - 1. Building construction methods shall incorporate sound barriers and odor protection for the adjacent property.
 - 2. Pens shall not be placed immediately adjacent to or within 330 feet of a residential use.

52) WASTEWATER TREATMENT FACILITIES

- a. Noise from the activity shall not be audible beyond the property line at any time.
- b. The building shall be designed to provide complete odor protection for adjacent properties.
- c. All activities shall be screened from view from the surrounding properties and adjoining streets.
- d. All activities shall be performed within an enclosed building.
- e. Shall not locate within 330 feet of any single family detached dwelling.

53) WATER STORAGE FACILITIES

- a. Water Storage Facilities will be reviewed and conditions imposed on a case by case basis.

54) YOUTH CENTERS & CLUBS

- a. Youth centers and clubs will be reviewed and conditions imposed on a case by case basis.



C. CIRCULATION

1. STREETSCAPE DESIGN STANDARDS

Streets within the Town Center are the organizing feature around which buildings and open space will be developed. The role they play must be identified within the urban context in terms of hierarchy, image, character, and the functional requirements of linking land uses.

Proposed site plans not in complete compliance with this, or any other Town Center Design or Development Standard, shall be subject to review at a public hearing before the Planning Commission and/or City Council.



Town Center Streetscape.

A. TOWN CENTER STREET HIERARCHY

In addition to standard street designs used throughout the City, there are six (6) new types of streets or roadways within the Town Center. These new streets are depicted in Figures 2 through 5c. The designation and right-of-way width of each of these new streets are as follows:

<u>Street Type</u>	<u>Right-of-Way Width</u>
Parkway	120 Feet
Loop Road	90 "
Frontage Road	90 "
Main Street	100 "
Town Center Collector	80 "
Town Center Arterial	80 "
Primary Arterial	100 "
Town Center Residential	37 "
Town Center Residential Collector	80 "
Town Center Tertiary	60 "

The Master Plan of Streets and Highways may be amended as necessary where conflicts between the above and the Master Plan of Streets and Highways occur.

Each type of street within the Town Center shall be designed to be pedestrian-friendly and shall have a distinctive character that includes the actual right-of-way, the adjacent setbacks, landscape, and plazas, and compliments the building articulation.

Streets, other than those discussed below, shall conform to the Uniform Standard Drawings for Public Works Construction, Clark County Area. The standards for the Town Center streets shall be applicable in the areas of the Town Center depicted on Map 4A, "Town Center Street Classification" Map.

In order to coordinate the street right-of-way designs within the Town Center, and that of the adjacent neighborhoods, modification to the Design Standards may be necessary. The general existing context of Centennial Hills with a great variety of developments and phases does not permit a generalization of all cases into one single standard. Therefore, all developments occurring on the fringes of the Town Center will be given special attention to permit a seamless transition of streetscape design. The following criteria are intended to provide an answer to potential future conflicts. Other criteria may be developed in the future as the need arises under particular conditions.

1. All public right-of-way shall be as shown in Figures 2 through 7. Encroachment agreements shall be required for all private improvements in the public right-of-way.
2. The Director of Planning and Development may interpret the Town Center Standards on a case by case basis, based on technical concerns and/or existing conditions adjacent to or surrounding the proposed parcel(s) to be developed.
3. The Typical Town Center Loop Road shall be a "signature" roadway that is consistent with other pieces of the Loop Road so that once completed, it shall be identifiable along all stretches of the overall Loop Road system. Where left turns are not needed, the 10 foot left turn bay shall be constructed as a landscaped median island to be privately maintained by the adjacent property owners. Where left turns are provided for, the median shall not be less than four feet back of curb to back of curb and landscaped per Section C.1.D, "Frontage/Loop Roads," of these standards.

The following standards describe the minimum requirements for each type of street:

B. STANDARDS APPLICABLE TO ALL TOWN CENTER STREETS

Locational requirements for street furniture are described below. For specific details concerning the design of street furniture refer to Section D.2.F of these standards.

1. Benches. Benches shall be provided only at bus shelters.
2. Trash Receptacles. Trash receptacles shall be provided at every corner of each intersection of commercial and mixed use districts and at every bus shelter.



City of Las Vegas
CENTENNIAL HILLS

Town Center Street Classifications

- Town Center Residential Collector
 Town Center Tertiary (60')
 Town Center Parkway Arterial (100')
 Town Center Parkway Arterial (120')
 Primary Arterial (100')
 Town Center Loop (90')
 Town Center Arterial (80')/Secondary Collector
 Frontage Road (90')
 Town Center Collector (80')

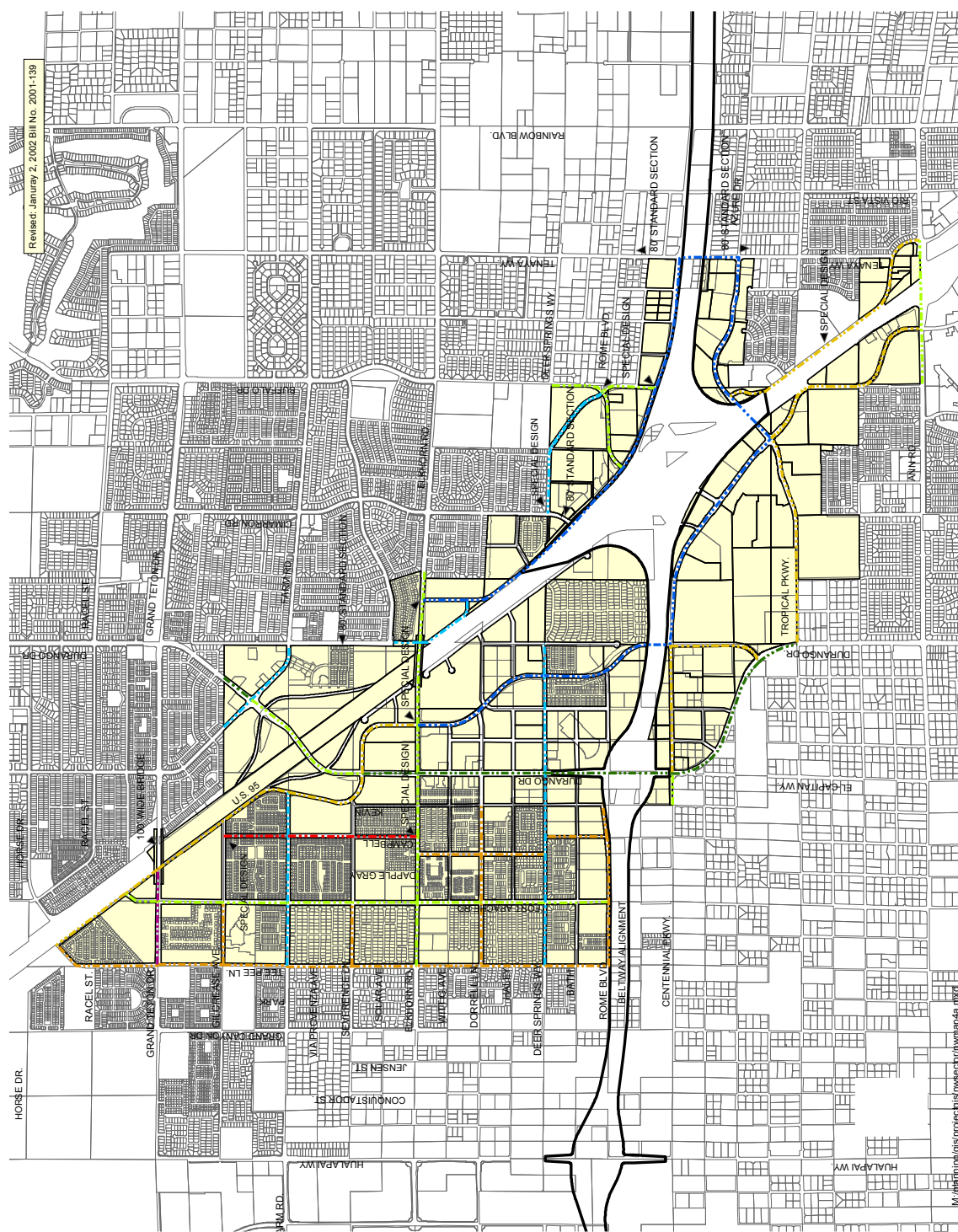
Town Center

Adopted: November 7, 2001 Bill No. 2001-100

SOURCE: City of Las Vegas, Department of Comprehensive Planning

Plotted: March 30, 2006

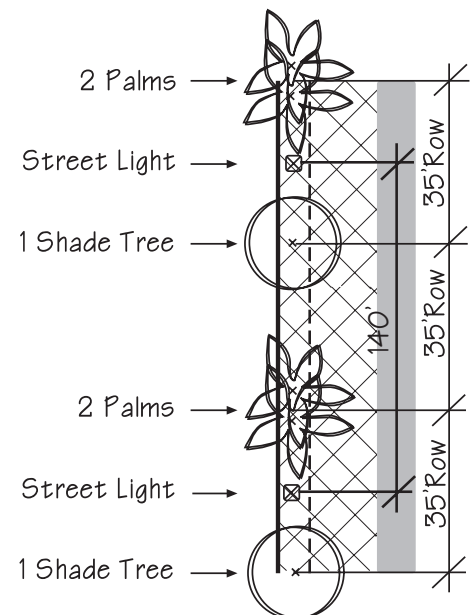
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.



3. Newspaper Racks. Newspaper racks shall not be permitted in residential districts. In commercial and mixed use areas two newspaper racks may be located at each intersection so long as they are on corners opposite one another. Each of the two permitted newspaper racks shall not exceed four individual paper racks.
4. Telephone Booths. Telephone booths shall not be permitted in residential districts. In commercial and mixed use areas, two telephone booths may be located at each intersection so long as they are on corners opposite one another. Each of the two permitted telephone booths shall contain no more than four telephones and no more than a total of eight telephones are permitted at any intersection.
5. Bicycle Racks. Bicycle Racks shall be provided in conjunction with the benches at bus stops and in all commercial areas near the entrances of businesses.
6. Amenity Zone. An area, located between back of curb to the sidewalk, will be landscaped and improved as described in these Standards. Streetlights and newspaper racks, benches and trash receptacles on a patterned hardscape area will be incorporated in the Amenity Zone.

C. PARKWAYS/ARTERIALS (FIGURES 2, 2A, 2B)

1. Purpose. Parkways and Arterials are designed to carry vehicular traffic in and out of the Town Center. They must provide safe and easy access to the freeway system and to other areas of the City. For the purpose of these Standards, those portions of the Durango Drive, and Grand Teton Drive alignments within Town Center have been classified as Parkways and those portions of Fort Apache Road and Elkhorn Road within Town Center have been classified as Primary Arterials. Those portions of Deer Springs Way and Farm Road that are in Town Center have been classified as Town Center Arterials.
2. Design Elements. All median landscape, street trees, sidewalk patterns and other street furniture shall be coordinated with the other Town Center design elements. See Figure 1.
3. Principal Characteristics.
 - i) All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.



Parkway and Arterial Tree Planting Layout

Note:

A symmetrical arrangement shall be reflected on the opposite side of the parkway.

Figure 1

Parkway

ROW : 120'
 Traffic : 6 Lanes & Median
 Direction : 2 way
 Parking : Off Street
 Setback : 0 - 15'

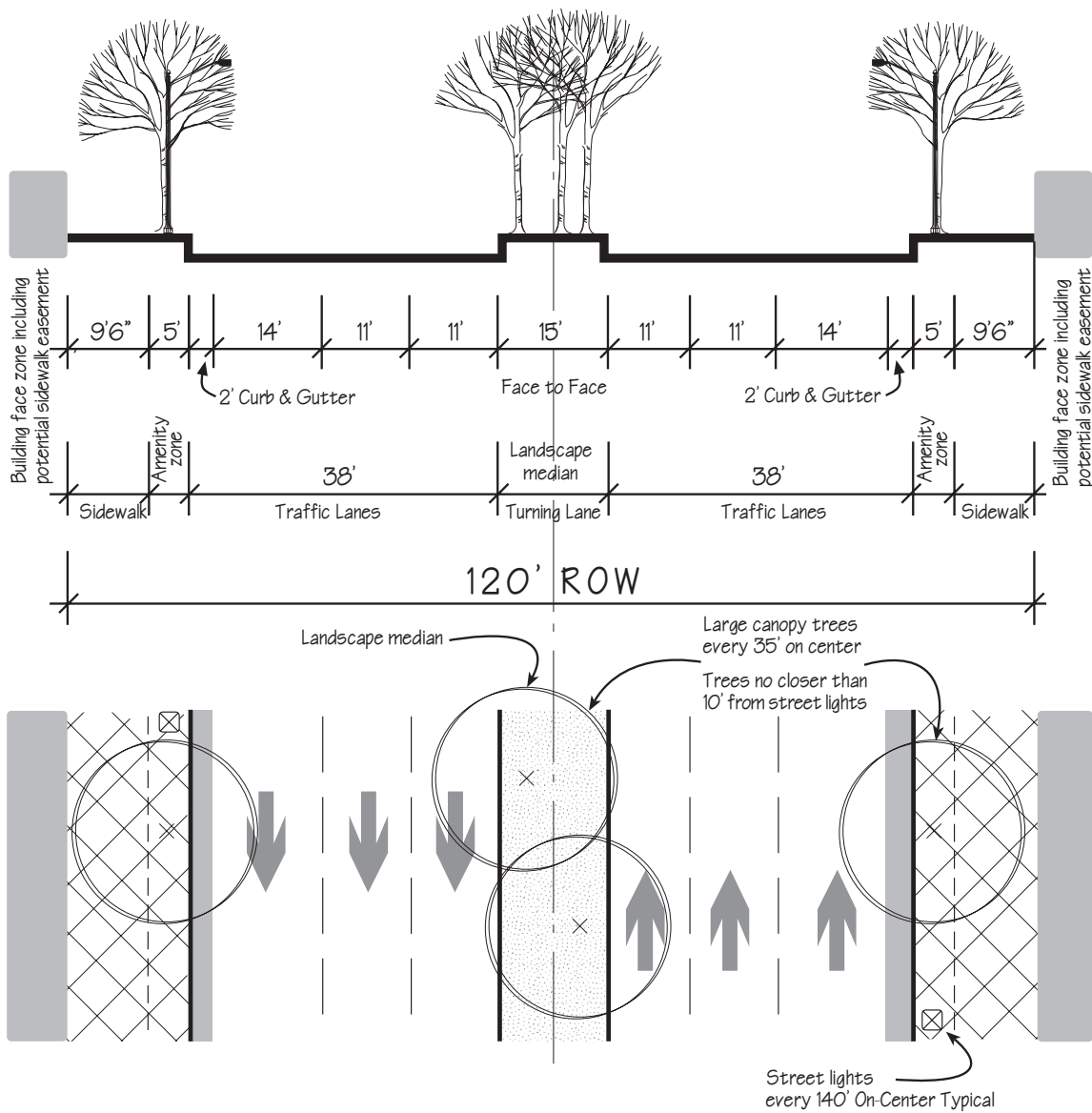


Figure 2

Primary Arterial

ROW :100'
 Traffic : 6 Lanes & Median
 Direction : 2 way
 Parking : Off Street
 Setback : 0 - 15'

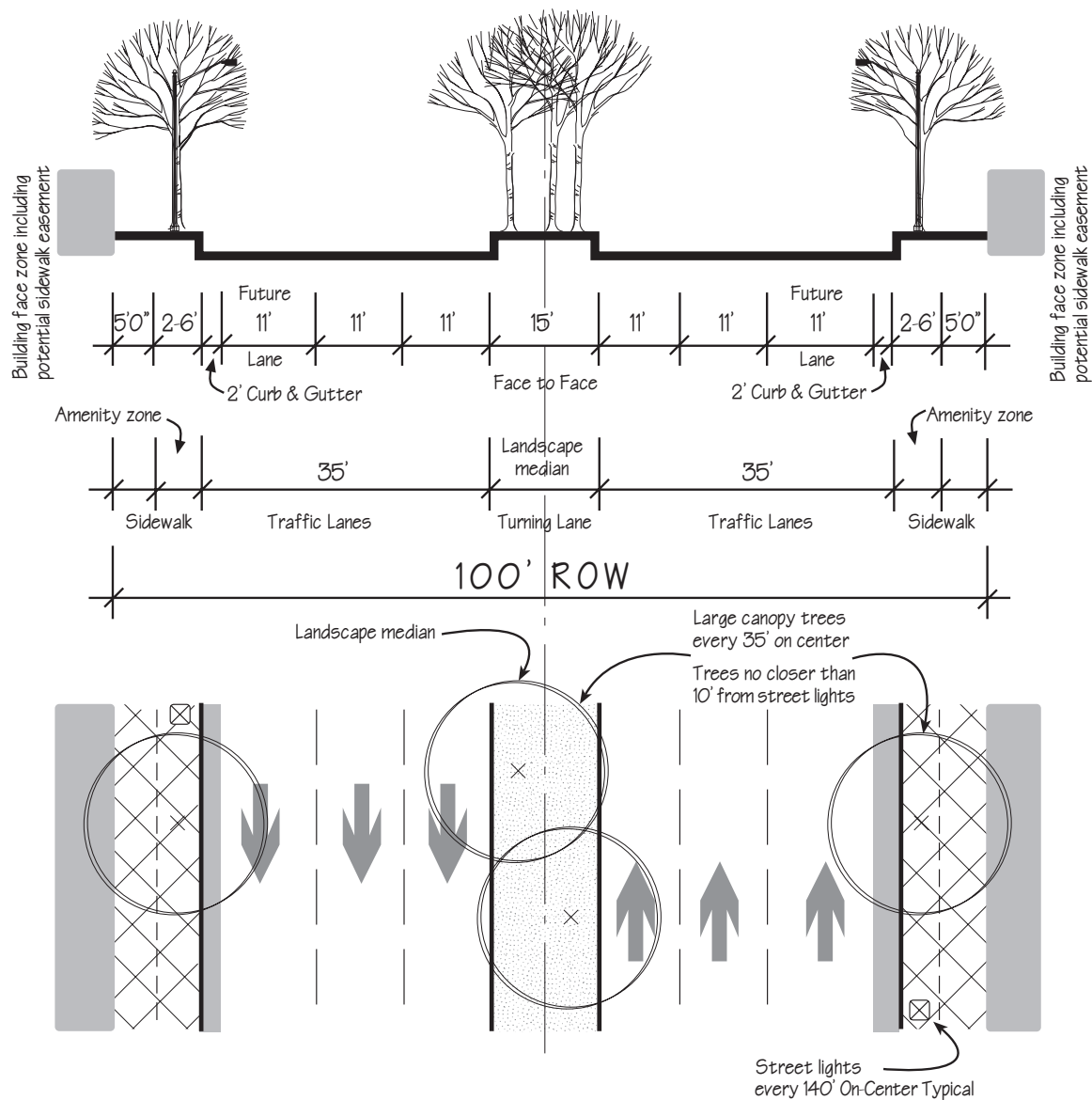


Figure 2a

Town Center Arterial

ROW : 80'
 Traffic : 4 Lanes
 Direction : 2 way + 1 Turning
 Parking : Off Street
 Setback : 0 - 15'

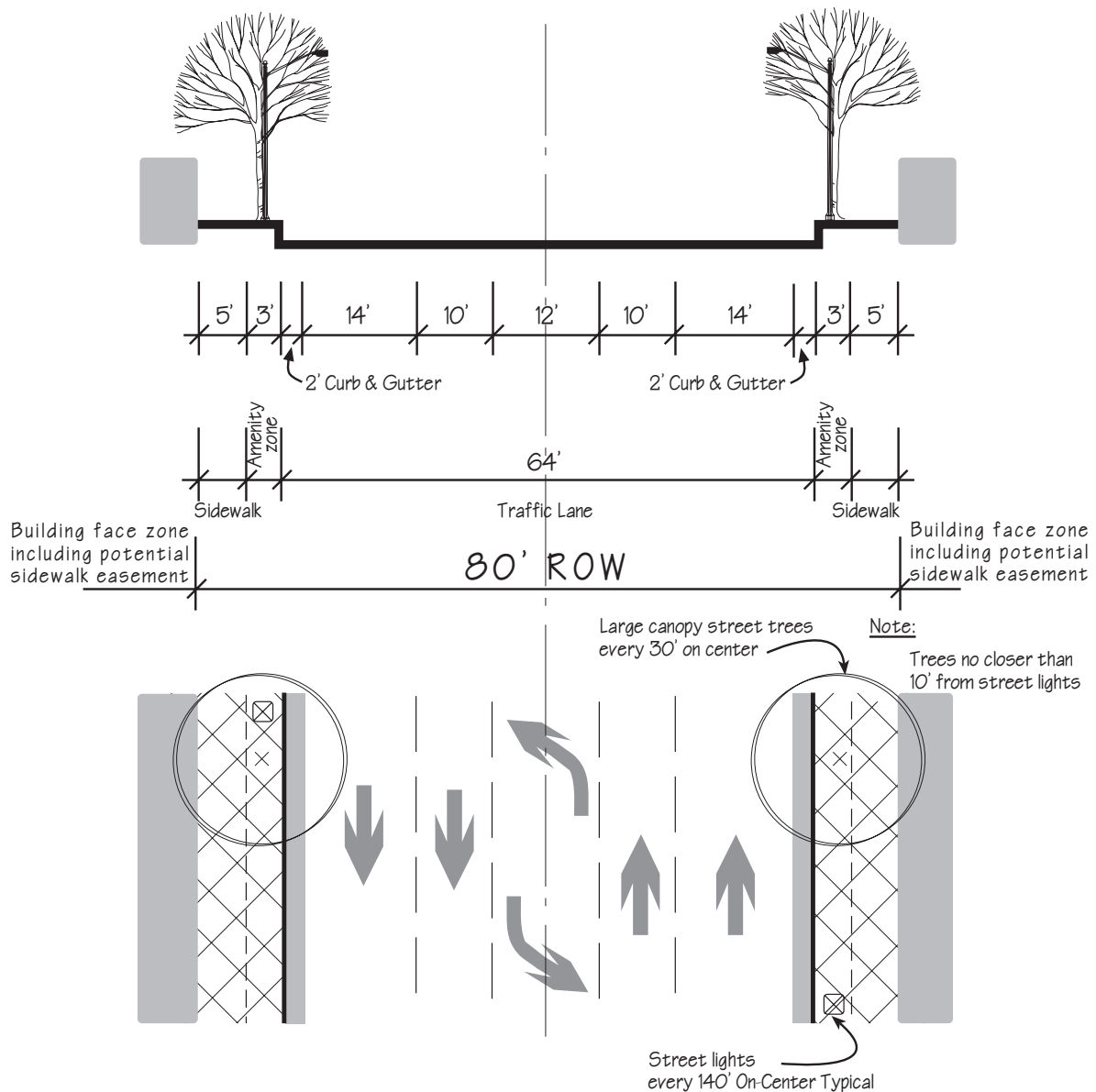


Figure 2b

- ii) All medians shall be landscaped using a mix of drought tolerant trees, plants, and shrubs in the following manner: at least 20% of the landscaping shall consist of palm trees, at least 10% of the landscaping shall consist of flowering trees; at least five 5-gallon flowering shrubs shall be planted per tree; a combination of other plant materials shall be used to obtain at least 75% coverage within three years of normal growth after installation. Trees must be evenly distributed within the median. Trees may be grouped as long as the maximum distance between two trees does not exceed 40 feet on-center.

Median islands for the Parkways / Arterials shall not be less than four feet from back of curb to back of curb at the narrowest sections. The landscaping for the four foot medians shall consist of a combination of decomposed granite, Mojave Gold, larger accent boulders, ground cover as desired and Mexican Fan Palms spaced 35 feet on-center beginning 50 feet from median bull-nose.

- iii) Within Parkway and Primary Arterial Amenity Zones (Figures 2 and 2a) trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five 5-gallon plant material shall be planted to reach 75 percent coverage within three years.
- iv) All street lighting shall be overhead and shall conform to Uniform Standard Drawings for Public Works Construction, Clark County Area and the standards set forth in Figures 2 and 22.

D. FRONTAGE/LOOP ROADS (FIGURES 3, 3A)

1. Purpose. The intersection of US 95 and the Beltway divides the Town Center into four quadrants. Along these roads, the Nevada Department of Transportation requires that a loop road be constructed to provide access among the four quadrants.



Parkway.



Frontage / Loop Roads.

Loop Road

ROW : 90'
 Traffic : 4 Lanes
 Direction : 4 way
 Parking : Off Street
 Setback : 0 - 15'

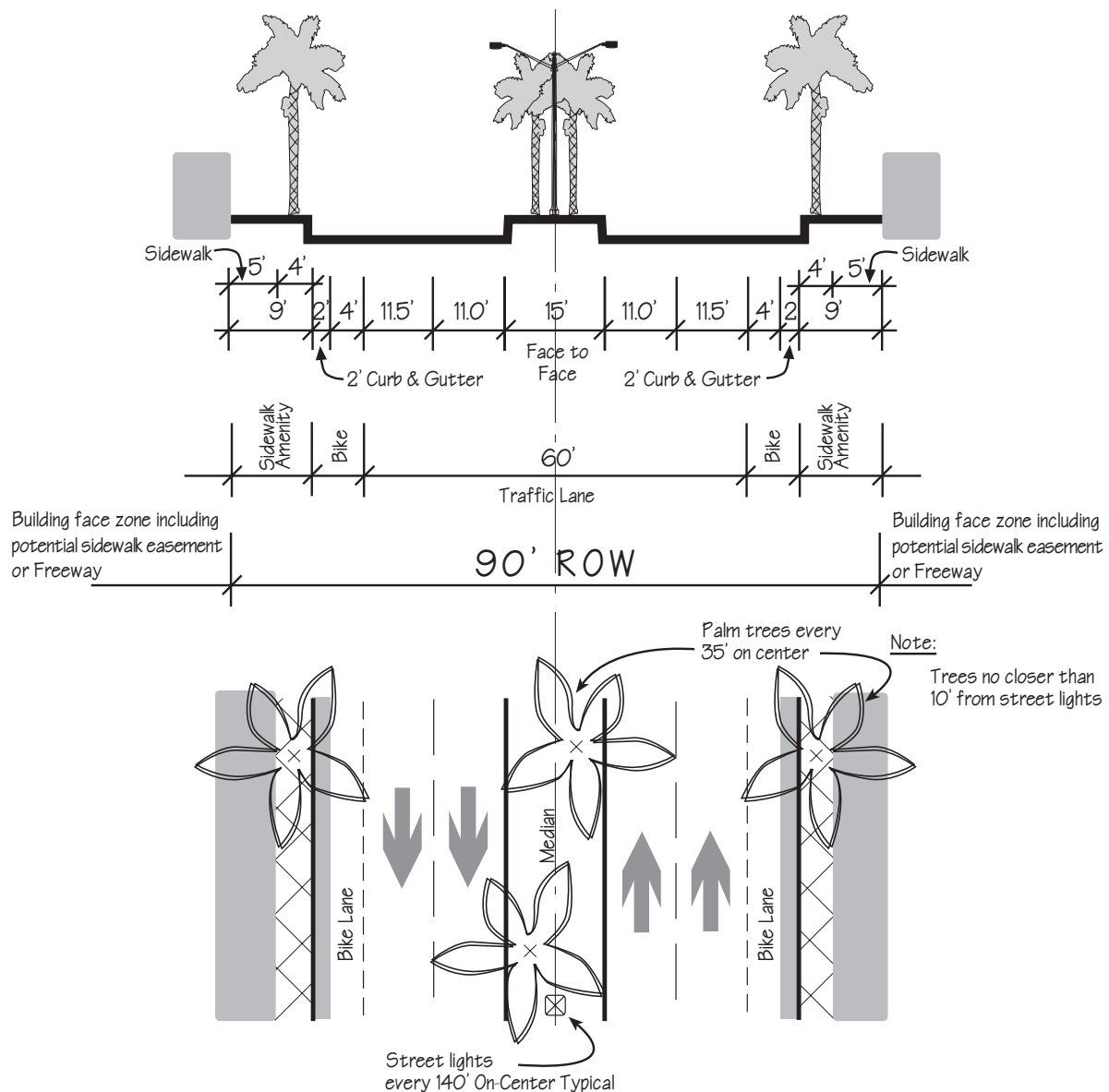


Figure 3

Frontage Road

ROW : 90'
 Traffic : 4 Lanes
 Direction : 4 way
 Parking : Off Street
 Setback : 0 - 15'

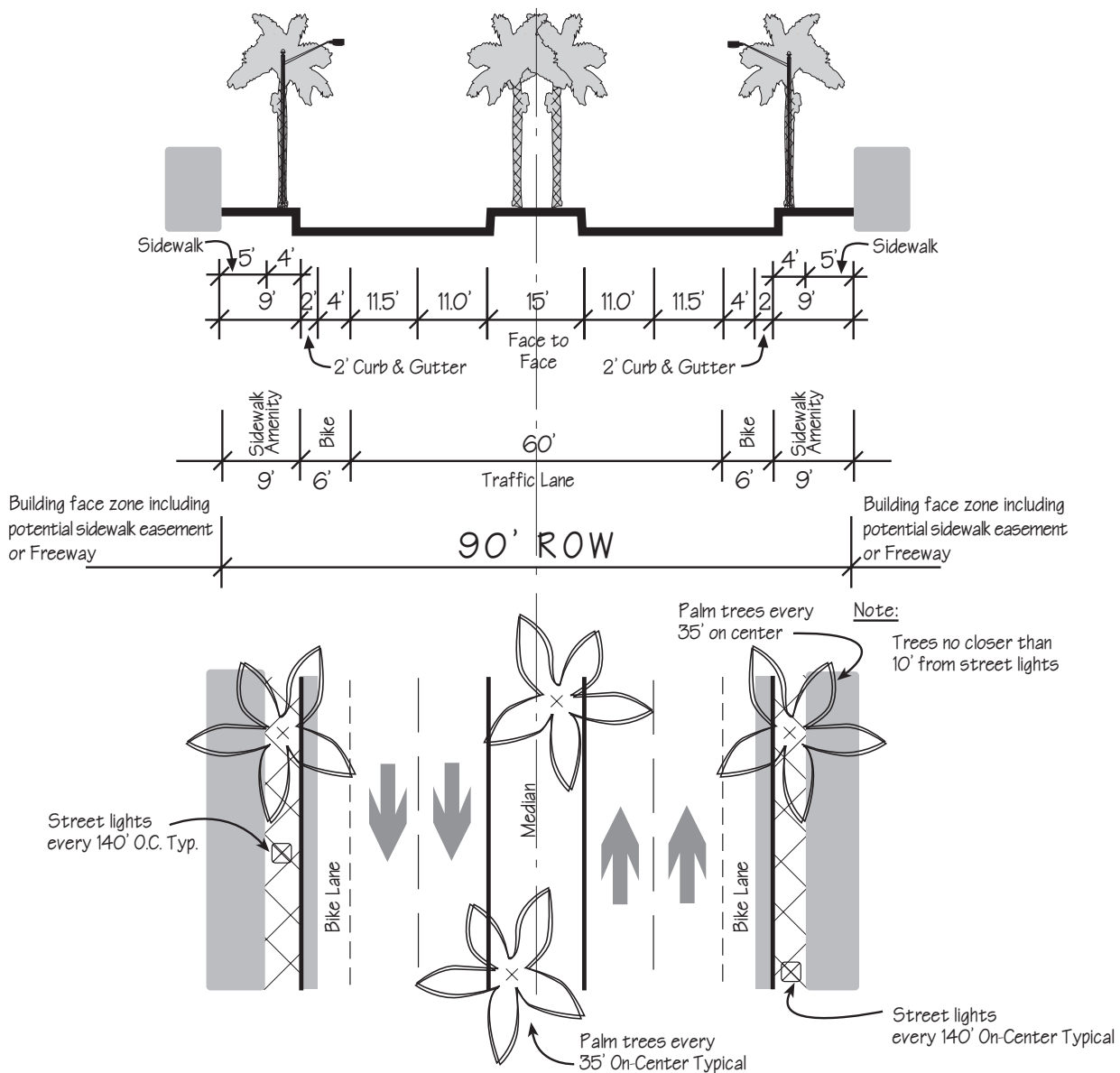


Figure 3a

The following standards shall only apply to those portions of the loop road between Elkhorn Road and Tropical Parkway. Standards for Frontage Roads, other than the Loop Road, north of Elkhorn Road and south of Tropical Parkway shall be established on a case by case basis, and according to Figure 3a.

2. Design Elements. The Frontage/Loop Road system shall be designed to provide a safe, efficient, and attractive environment that preserves the pedestrian emphasis of Town Center.
3. Principal Characteristics.
 - i) Four Foot Amenity Zone:

The four foot Amenity Zone which exists between the curb and a five foot sidewalk shall be planted with Mexican Fan Palms measuring twenty feet BTH (Brown Trunk Height) at a distance of 35 feet on-center with Decomposed Granite, Mojave Gold, to cover the ground plane. In addition ground cover consisting of a minimum of one-third, five 5-gallon plant material shall be planted to reach 75 percent coverage within three years. Hardscape areas of standard gray concrete with broom finish (expansion joints at five foot intervals to match the sidewalk) shall be located to coordinate with required street furniture, amenities, and crosswalks. These hardscape areas shall occur no less than every three Palm Trees or 105 feet on-center and shall measure not less than fifteen feet long and four feet deep.

A five foot sidewalk of standard gray concrete with broom finish and expansion joints every five feet shall be located between the four foot Amenity Zone and a ten foot landscape setback as required by Title 19.

- ii) Fifteen Foot Landscape Setback:

The fifteen foot Landscape Setback shall be planted with clusters of Mexican Fan Palms alternating groupings of two and three. Locate clusters to coordinate with palm trees in Amenity Zone occurring approximately every three palm trees or 105 feet on-center (see Figure 3). Palm heights of clustered Mexican Fan Palms may vary from twelve feet BTH to 25 feet BTH to enhance the aesthetic appeal. Decomposed Granite, Mojave Gold, shall cover the ground plane with ground cover plantings consisting of a minimum of one-third ($\frac{1}{3}$), five 5-gallon plant material to reach 75 percent coverage within three years. When landscape setback



steps back at areas of additional right-of-way for bus turn outs, deceleration lanes, etc., the Mexican Fan Palms shall be in a single row at 35 feet on-center, again following the pattern prescribed for the Amenity Zone (see Figure 3).

iii) Fifteen Foot Landscape Median:

A fifteen foot Landscaped Median shall run contiguous to the entire length of the loop road except where interrupted by necessary median cuts. The Median shall be planted with the same material and spacing as that of the four foot Amenity Zone: Mexican Fan Palms measuring twenty feet (20') BTH at a distance of 35 feet on-center with Decomposed Granite, Mojave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five gallon plant material shall be planted to reach 75 percent coverage within three years.

NOTE: Median islands for the loop roads and all other roads shall not be less than four feet from back of curb to back of curb at the narrowest sections. The landscaping for the four foot medians shall consist of a combination of decomposed granite, Mojave Gold, larger accent boulders and ground cover as desired and Mexican Fan Palms spaced 35 feet on-center beginning 50 feet from median bullnose.

iv) Landscape Specifications:

Plant material for the Frontage/Loop Road cross section shall be chosen from the following approved plant pallet.

	Scientific Name	Common Name
1) Mexican Fan Palm: (Amenity Zone and Median) (10' landscape setback)	Washingtonia Robusta Hybrid	20' BTH (Brown Trunk Height) 12' to 25' BTH
2) Selected Ground Covers:	Verbena pulchella Dalea capitata Lantana montevidensis Baccharis 'Centennial'	Purple verbena Green dalea Trailing yellow lantana Dwarf coyote bush
3) Selected Shrubs:	Leuophyllum species Salvia species Muhlenbergia species Cassia species	Texas sage Sage Deer grass Cassia
4) Decomposed Granite	Mojave Gold	3" - 5" screened @ 6" depth

All required street lighting shall be overhead and shall conform to the Uniform Standard Drawings for Public Works Construction, Clark County Area and the standards set forth in Figures 3 and 22.

The City of Las Vegas Department of Public Works should be contacted for information about which roads in Town Center have been designated as Frontage/Loop roads.

E. MAIN STREET (FIGURE 4)



Main Street.



1. Purpose. The "Main Street" concept is a central focus of the Town Center because of the emphasis placed on pedestrian activity. With only two lanes of traffic and angled parking, the Main Street concept area is a place for business and social interaction.
2. Design Elements. Plazas, patios, courtyards, and other outdoor amenities and gathering places along the Main Street corridors will invite foot traffic and provide a stimulating array of visual attractions along the street.
3. Principal Characteristics.
 - i) All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment. See Figure 21.
 - ii) Within the Main Street concept area Amenity Zones shade trees shall be installed 30 feet on-center. Two accent trees shall be installed in each Amenity Zone at every intersection.
 - iii) Decorative street lights shall occur at intervals of 140 feet on-center staggered between street lights. All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of offsite Improvements.
 - iv) The street "Main Street" may be anywhere within the area designated as Main Street Mixed Use on Map 4.
 - v) Arcades as described in Section D.3.G of these Standards.

Main Street

ROW : 100'

Traffic : 2 Lanes

Direction : 2 way

Parking : 45° both sides

Setback : 0'

Note: No Turn Outs from
Main Street

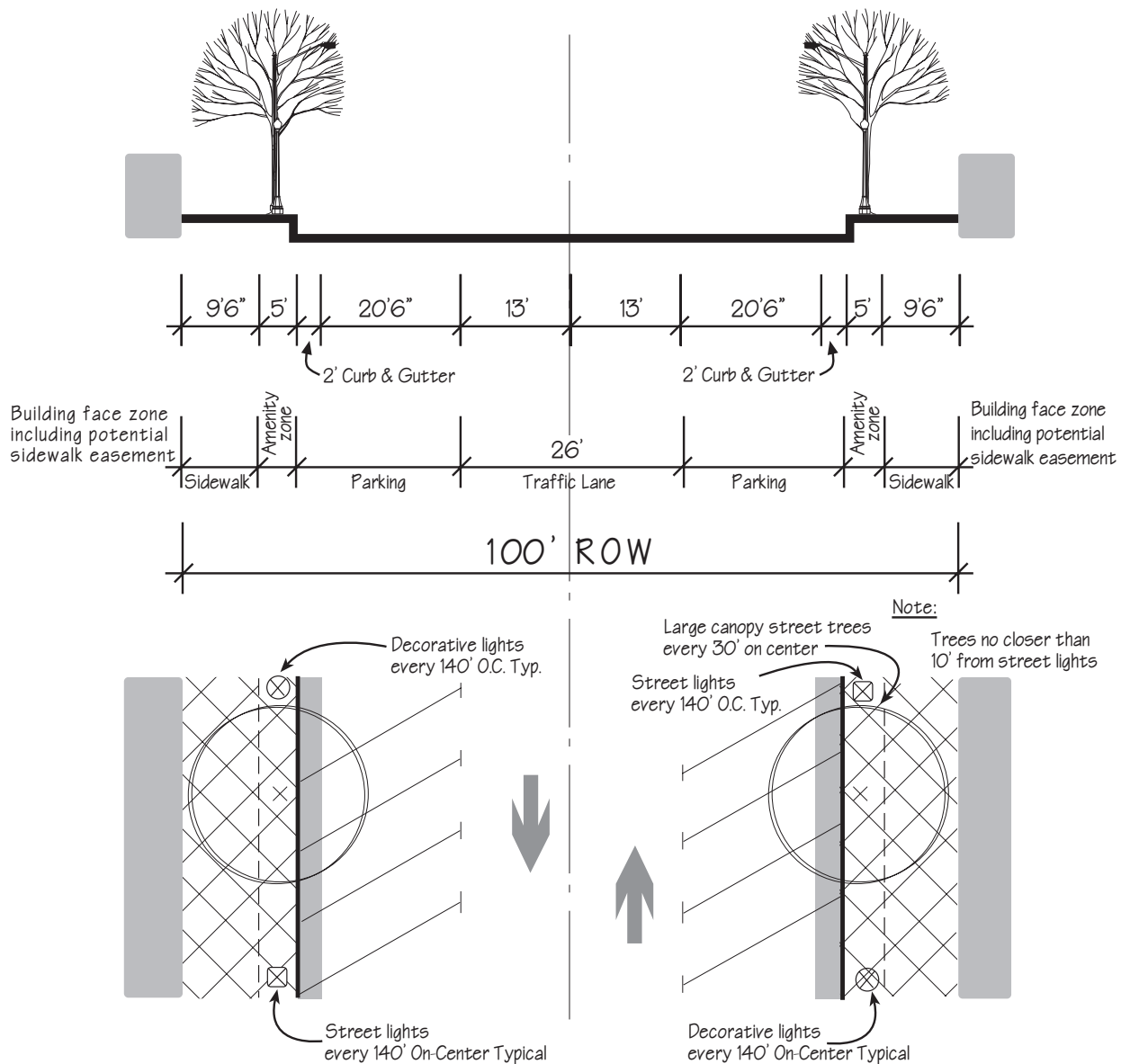


Figure 4

F. TOWN CENTER COLLECTOR (FIGURE 5)

1. Purpose. Typical Town Center Collector Streets are the backbone of the traffic circulation system within the Town Center. A regular street grid throughout Town Center, similar in concept to the area shown in Figure 5, allows for a greater choice of travel routes and an even distribution of traffic during peak hours.
2. Design Elements. This type of street is the third narrowest of all streets in the Town Center in terms of net paved area, with only 52 feet of pavement.
3. Principal Characteristics.
 - i) All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
 - ii) The Town Center Collector Street Amenity Zone shall include single alternating shade trees and flowering trees at intervals of 30 feet-on-center. Two accent trees shall be installed in each Amenity Zone at every intersection.
 - iii) Overhead street lights shall occur at intervals of 140 feet on-center (staggered settings). All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of offsite Improvements.

G. TOWN CENTER TERTIARY (FIGURE 5A)

1. Purpose. The Town Center Tertiary Street will function in a similar manner to the previously described Town Center Collector.
2. Design Elements. The elements of design that distinguish the Town Center Tertiary from the other streets in Town Center begins with the street's width. The Town Center Tertiary is the second narrowest street in Town Center with a right-of-way width of 60 feet. Other elements of the street are its two lanes with a center left turn aisle and no on-street parking. For consistency with other Town Center streets the Town Center Tertiary will have wider sidewalks, amenity zones, patterned sidewalks, and street trees.

Town Center Collector

ROW : 80'
 Traffic : 3 Lanes
 Direction : 2 way + 1 Turning
 Parking : Parallel both sides
 Setback : 0

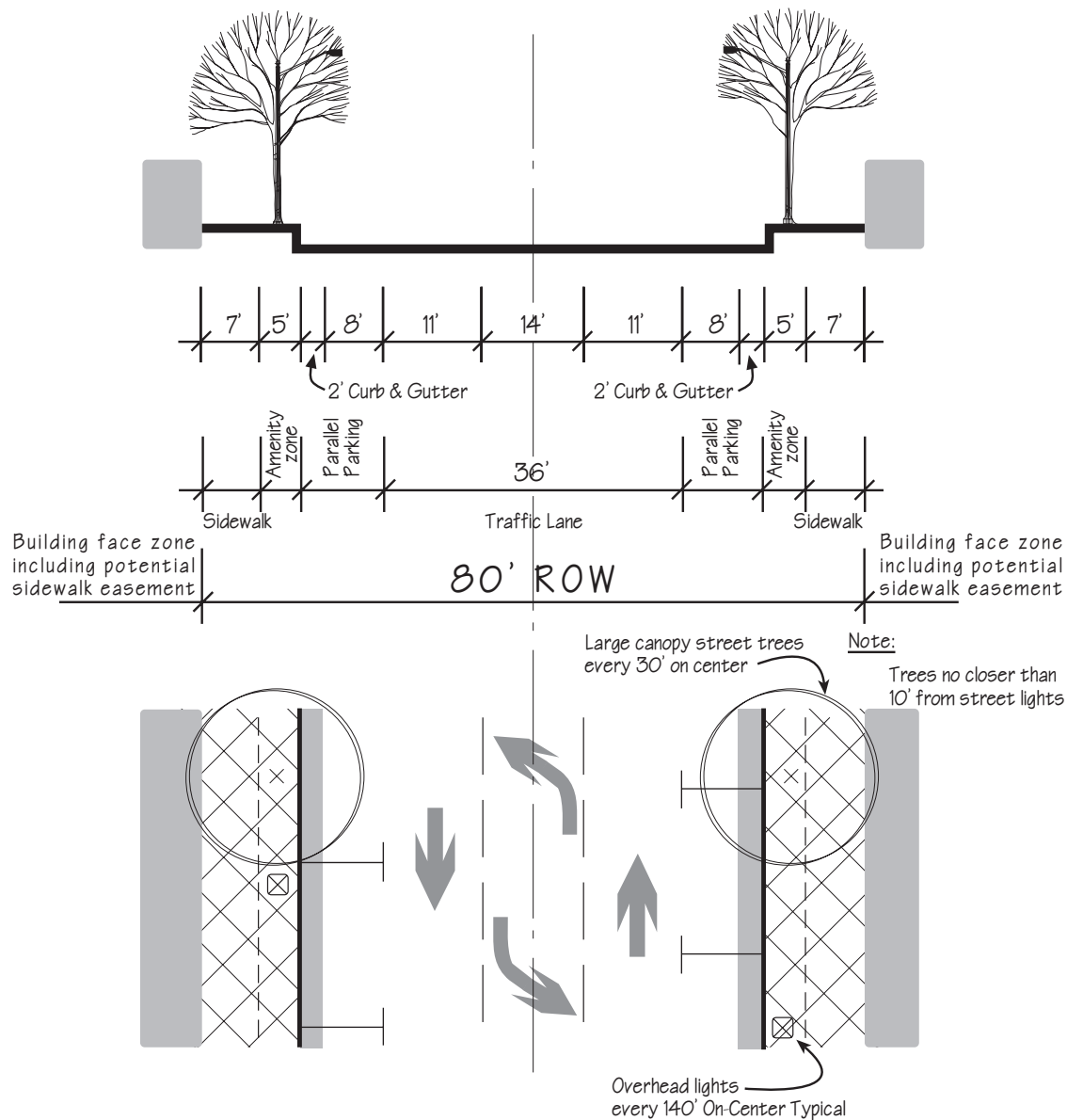


Figure 5

Town Center Tertiary

ROW : 60'
 Traffic : 3 Lanes
 Direction : 2 way + 1 Turning
 Parking : None
 Setback : 0

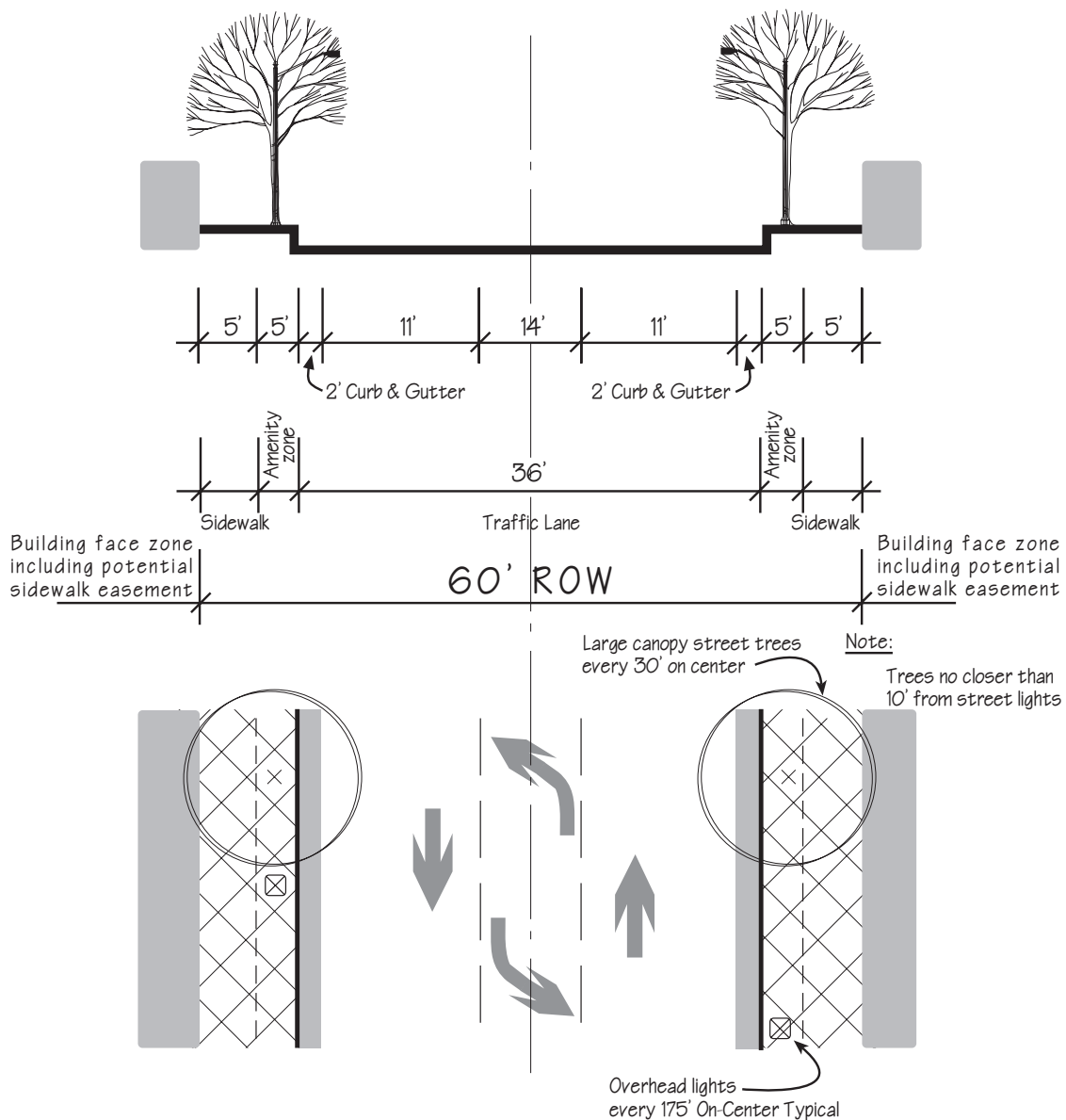


Figure 5a

3. Principal Characteristics.

- i) All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
- ii) The Town Center Tertiary Street Amenity Zone shall include single alternating shade trees and flowering trees at intervals of 30 feet on-center. Two accent trees shall be installed in each Amenity Zone at every intersection.
- iii) Overhead street lights shall occur at intervals of 175 feet on-center (alternating sides). All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of offsite improvements.

H. DRIVEWAYS AND CURB CUTS

In general, curb cuts for driveways shall conform to the Uniform Standard Specifications of Public Works for the construction of offsite improvements. However, in the Urban Center Mixed Use (UC-TC) and Main Street Mixed Use (MS-TC) Districts vehicular access from the public right-of-way is prohibited and driveway curb cuts shall not be permitted.

Access to sites shall be from the rear via privately owned mid-block alleyways having a minimum clear space of 24 feet. These alleyways shall be designed to access support and auxiliary uses such as parking structures, loading docks, and similar uses.

I. STREET INTERSECTIONS (FIGURES 6 & 7)

Except as noted below and in residential areas, all street intersections in Town Center shall be constructed in conformance with the Uniform Standard Specifications of Public Works for the construction of offsite improvements.

The two most common types of street intersections that occur in the Town Center are Intersections Type A (Figure 6) and Type B (Figure 7). Type B intersections shall be found throughout Town Center except as shown in Figure 7. These intersections are designed to calm vehicular traffic and provide a pedestrian-friendly environment. In conjunction with the Urban Design Features depicted in Figure 8, they contribute to the unique identity of Town Center.

This is accomplished through the use of narrower paved areas, wider sidewalks, and diagonal crossing patterns.

J. GATEWAYS (FIGURES 8 & 9)

Key entry points to the Town Center will be symbolically marked by gateway features. The gateways into the Town Center should receive special treatment, including landscaping, lighting, signage, and other related improvements to make them distinctive within the urban environment, establishing a presence and pride for visitor, workers, and residents. Gateways to the Town Center shall be implemented at two different levels: 1) Level I, automotive oriented entries, 2) Level II, pedestrian oriented entries.

1. Level I: Automotive gateways (see Figure 8 & 9):

These gateways shall be located at major traffic access points into the Town Center. They shall be built on all 4 corners of each intersection with signage only on the 2 corners marking the entry to the Town Center. They will be located at the following intersections:

- i. Durango and Highway 95;
- ii. Durango and the Beltway;
- iii. Fort Apache and Grand Teton;
- iv. Fort Apache and the Beltway; and
- v. Frontage Road at Ann Road, east and west of US 95.



Gateway.

2. Level II: Pedestrian gateways (see Figure 9):

These gateways shall be located within the Town Center at major access points into the pedestrian core. They shall be built on all 4 corners of each intersection. They will be located at the following intersections:

- i. Dorrell and Durango;
- ii. Deer Springs and Durango;
- iii. Main Street and Elkhorn Road; and
- iv. Main Street and the north side of the Beltway.

Intersection Type A

Main and Cross Streets

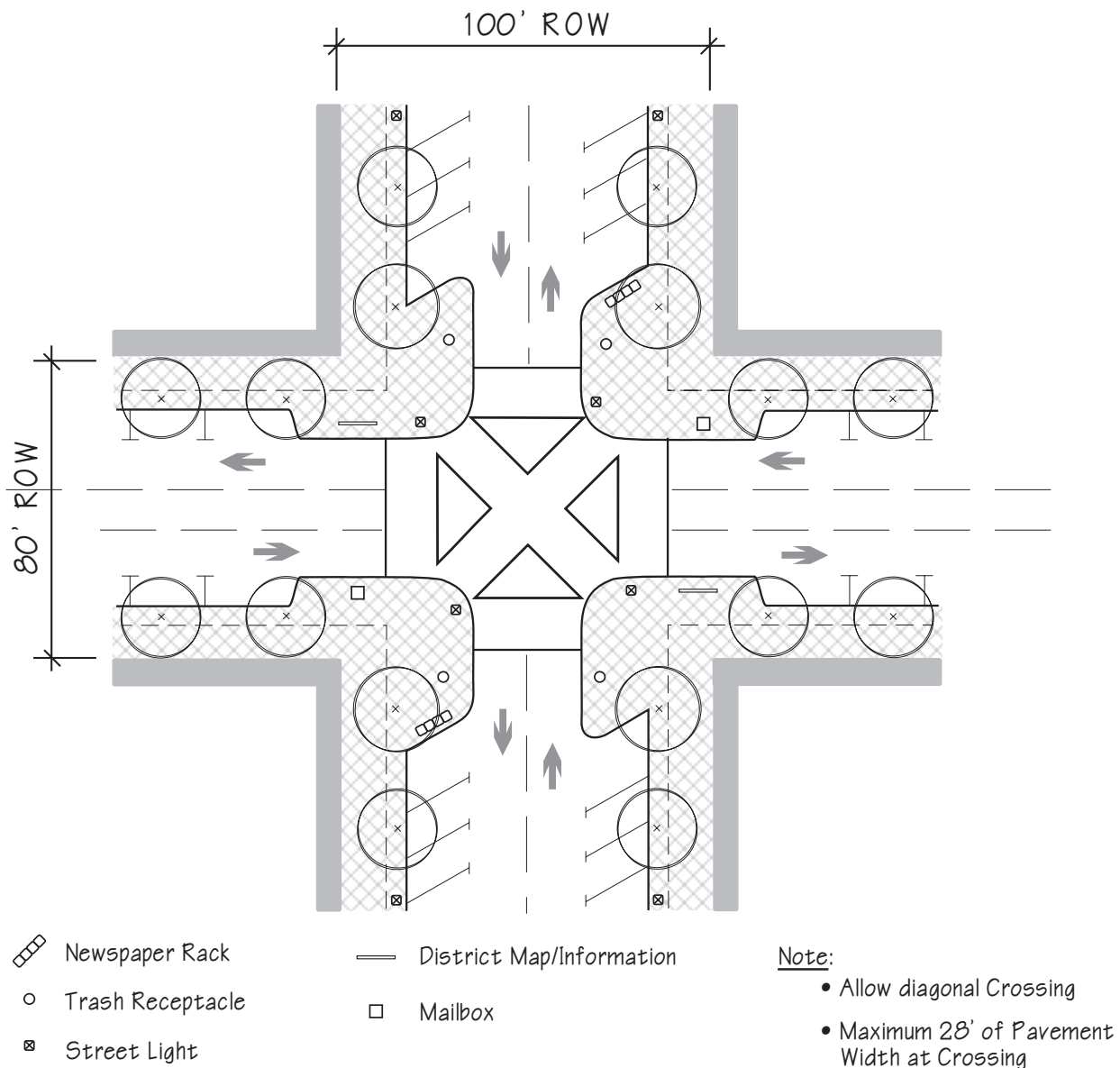
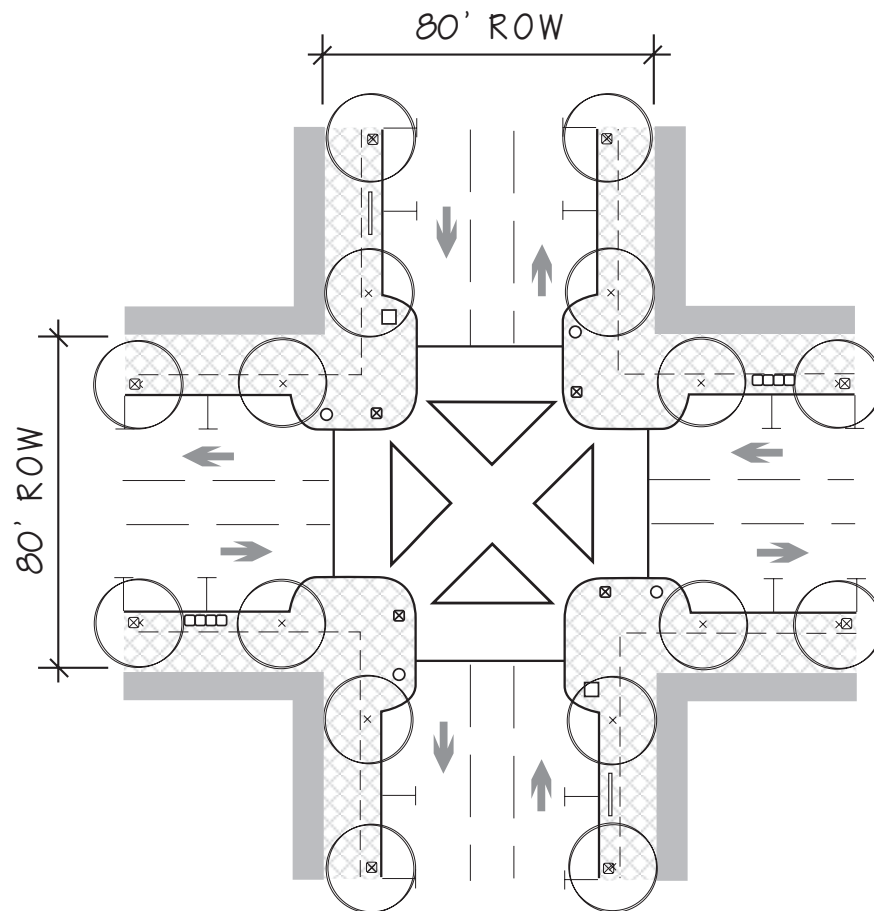


Figure 6

Intersection Type B

Collector Streets



□□□ Newspaper Rack

○ Trash Receptacle

⊗ Street Light

— District Map/Information

□ Mailbox

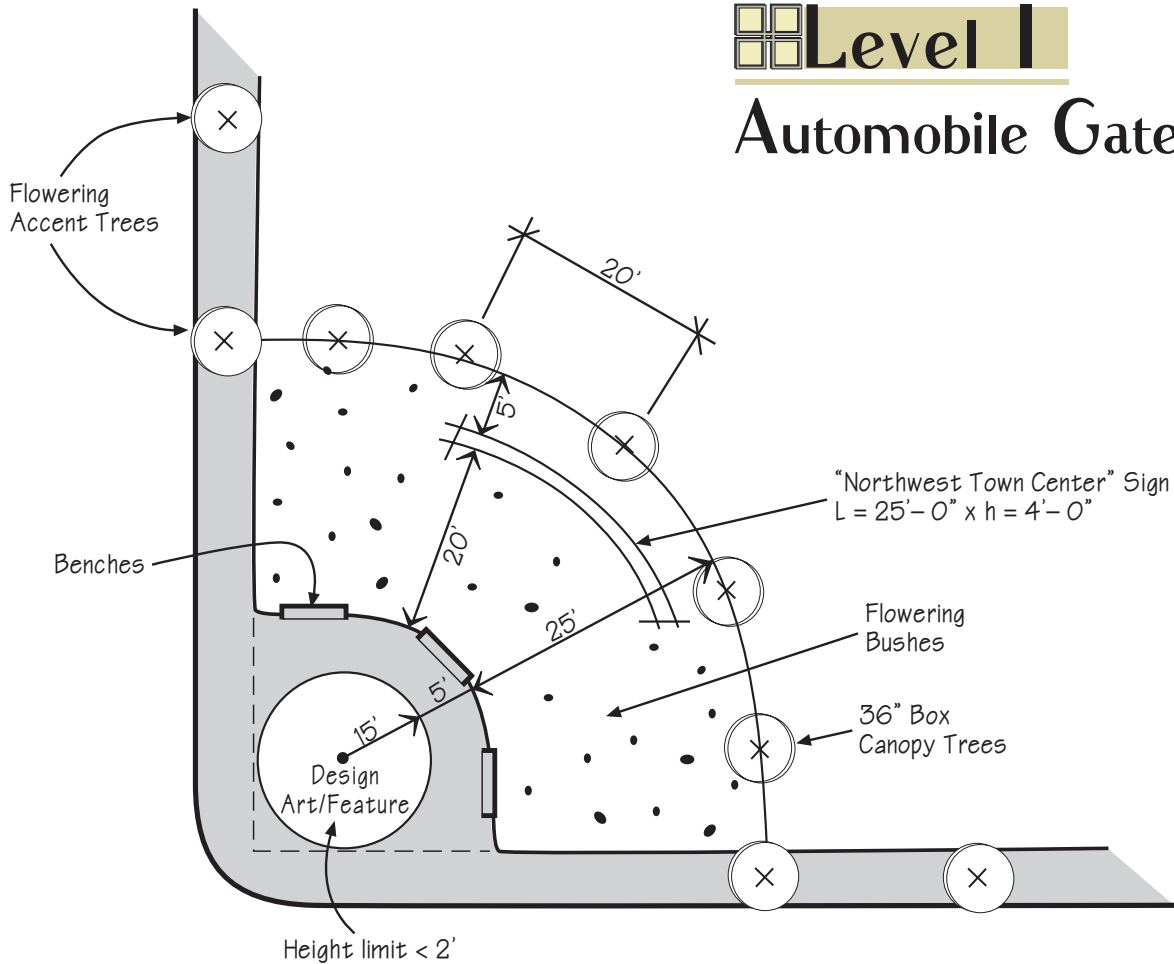
Note:

- Allow diagonal Crossing
- Maximum 28' of Pavement Width at Crossing

Figure 7

Level I

Automobile Gateway



Building Orientation

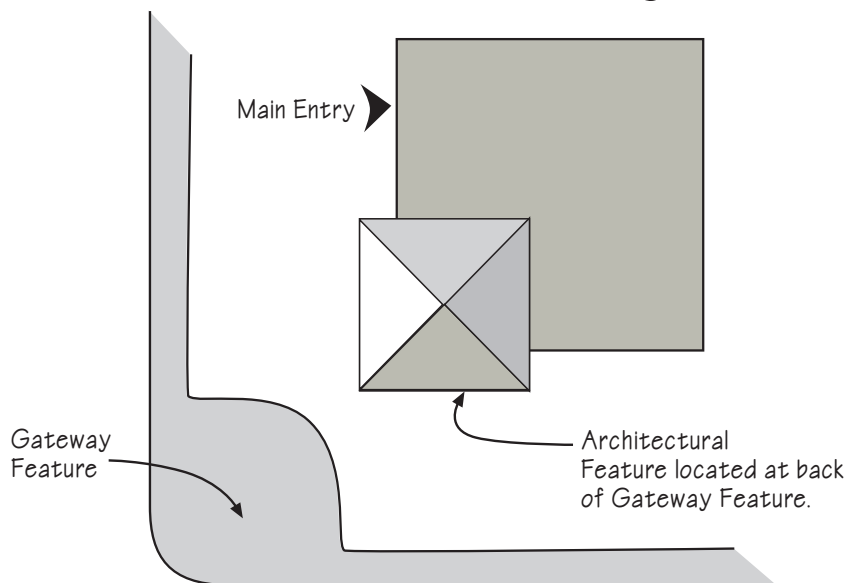


Figure 8

Pedestrian Gateway

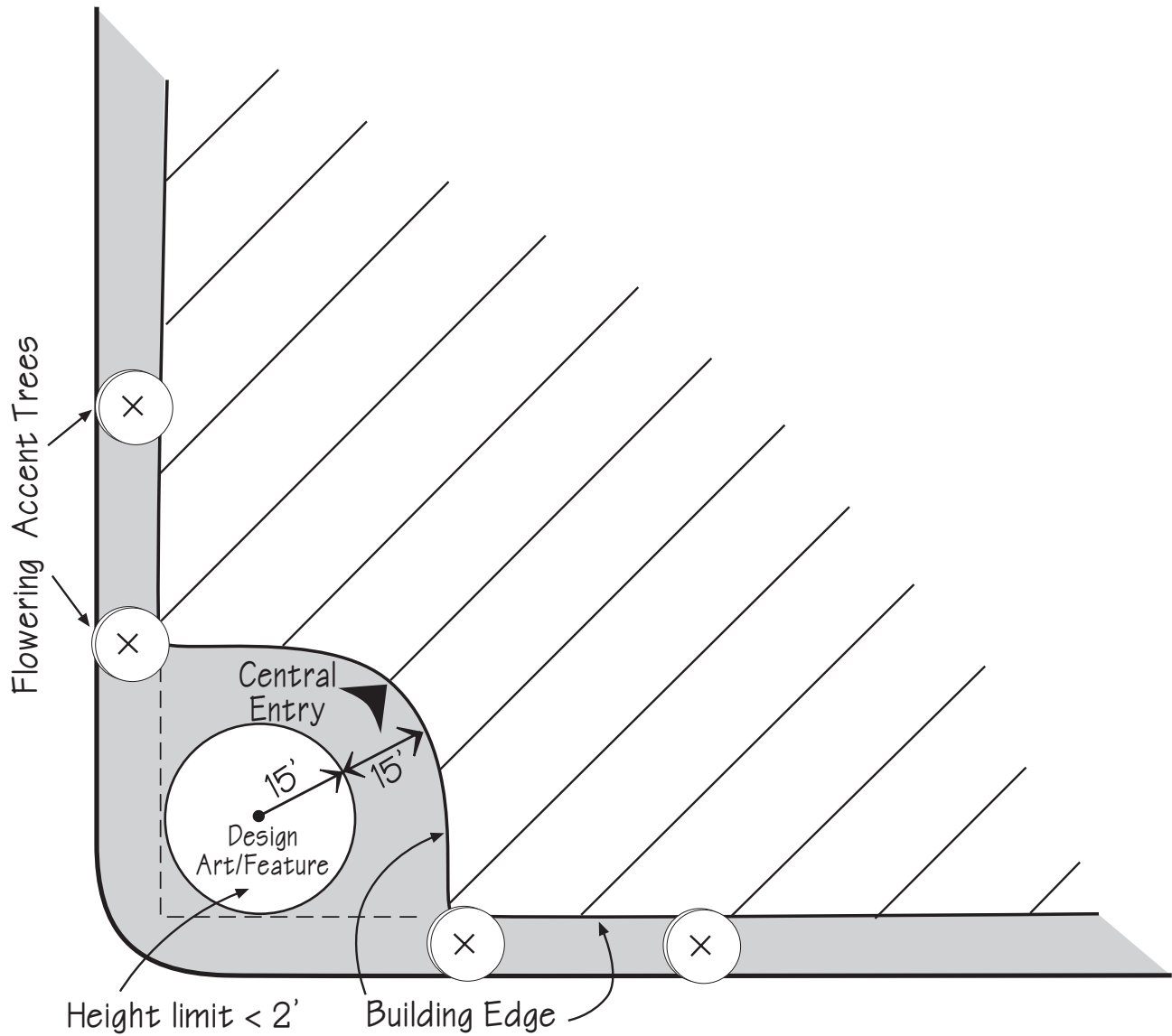
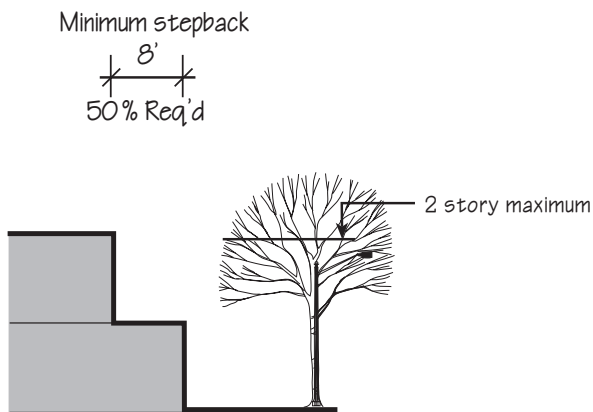


Figure 9



Town Center Edge Zone

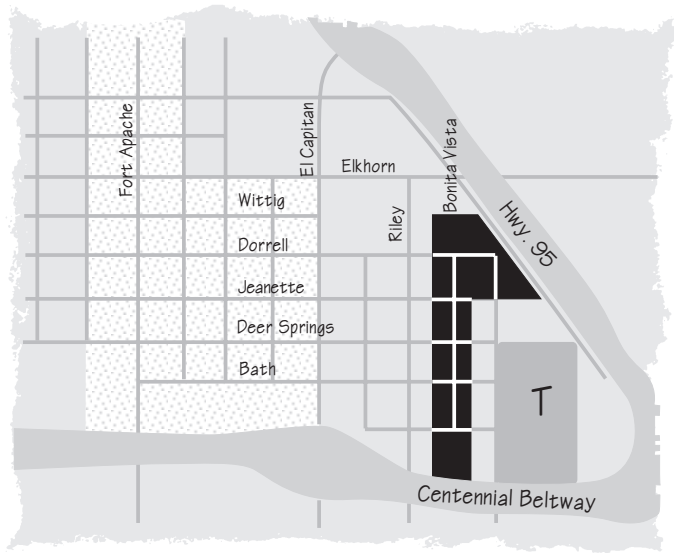
Building Height
 • Stepbacks
Build-to-Line



Minimum build to setback line : 60%

Remaining 40% to be used for plaza,
 access to inner courtyard / parking
 and building face articulation

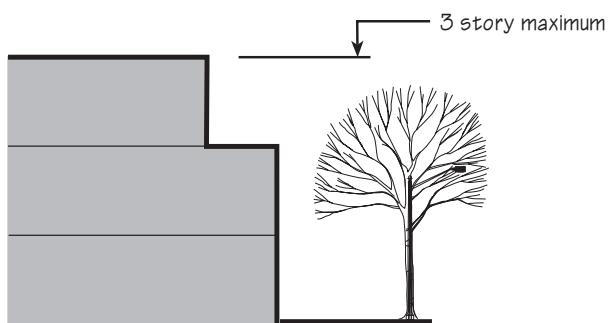
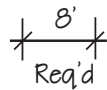
Figure 10



Main Transition Zone

Building Height • Stepbacks Build-to-Line

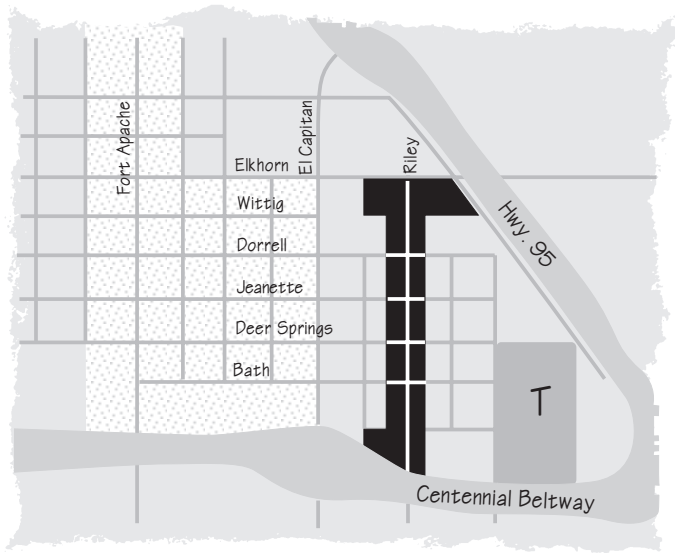
minimum stepback



Minimum build to setback line : 70%

Remaining 30% to be used for plaza,
access to inner courtyard / parking
and building face articulation

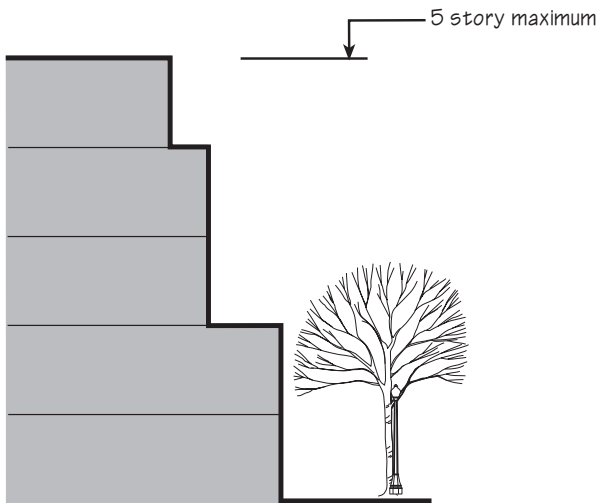
Figure 11



Town Center Core

Building Height • Stepbacks Build-to-Line

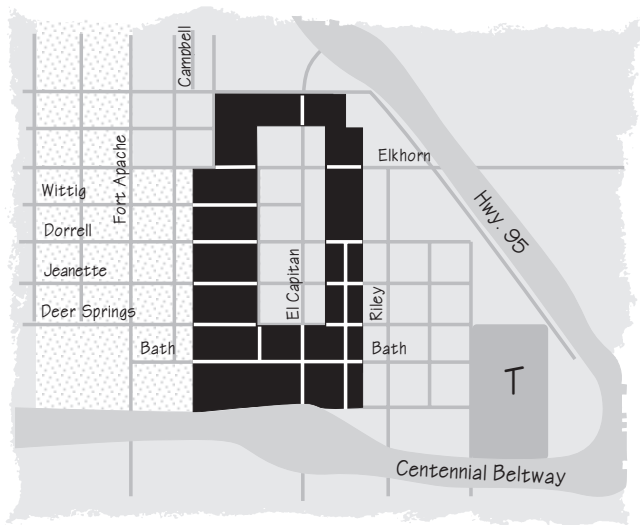
minimum stepback
 4' 8'
 Req'd Req'd



Minimum build to setback line : 80%

Remaining 20% to be used for plaza,
 access to inner courtyard / parking
 and building face articulation

Figure 12

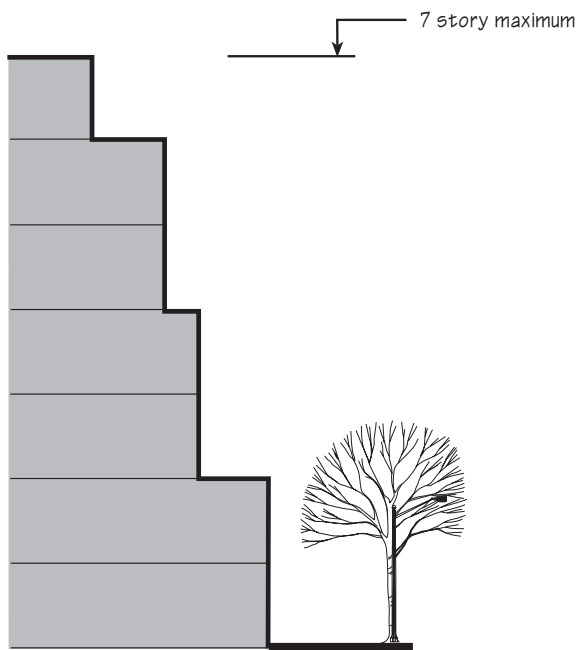
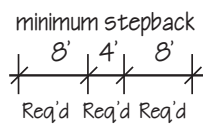


Town Center

Urban Zone

Building Height

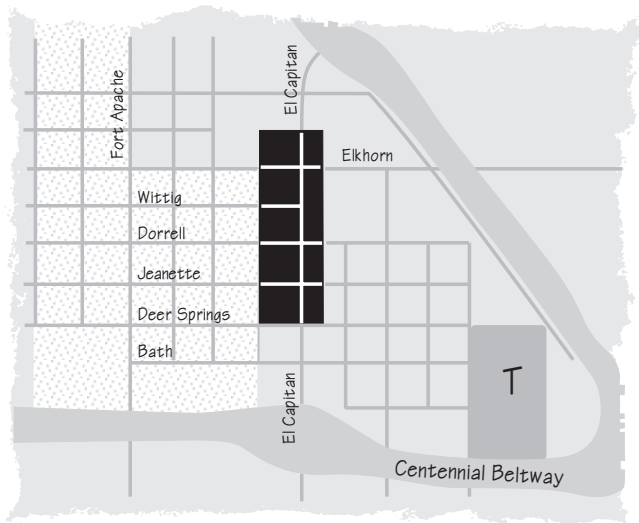
- Stepbacks
- Build-to-Line



Minimum build to setback line : 60%

Remaining 40% to be used for plaza,
access to inner courtyard / parking
and building face articulation

Figure 13

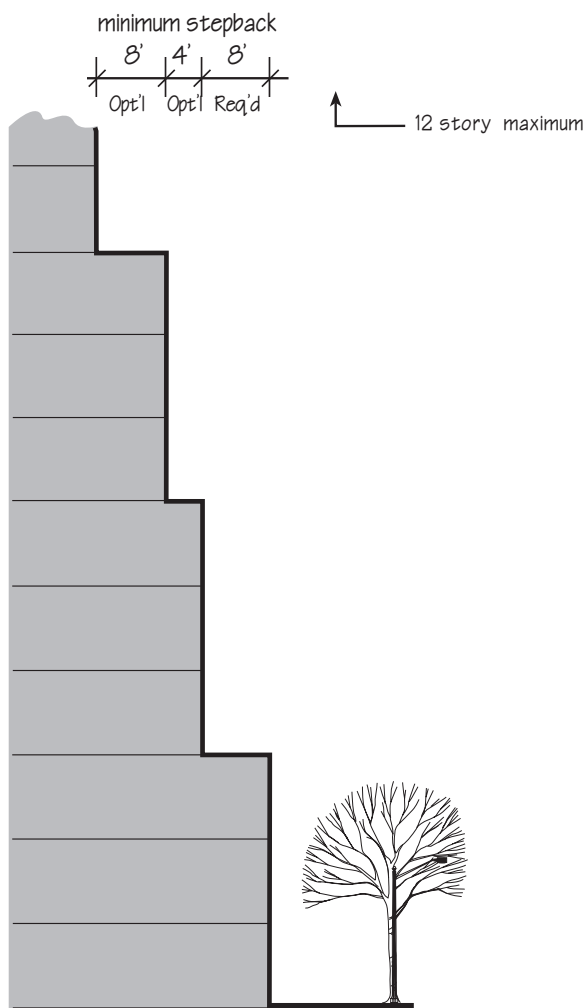


Town Center

Urban Core

Building Height

- Stepbacks
- Build-to-Line



Minimum build to setback line : N/A

Note:

Building height in excess of 12 stories shall require Site Plan Review by PC/CC

Figure 14

D. DEVELOPMENT STANDARDS

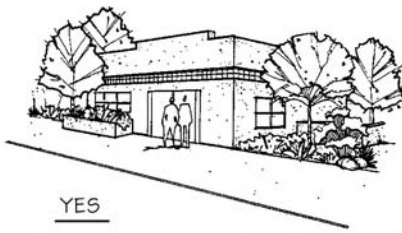
1. ARCHITECTURAL FEATURES:

In all cases, architectural features shall contribute to an attractive, integrated environment consistent with the intent of the Town Center Land Use Plan and the adjacent neighborhood or projects.

Proposed site plans not in compliance with this, or any other Town Center Design or Development Standard, shall be subject to review at a public hearing before the Planning Commission and/or City Council.

A. BUILDING FACADE

In addition to meeting building height, stepback, and exterior materials requirements, building design shall incorporate patterns and materials that are visually interesting, particularly at street level. This must be accomplished through the use of a combination of expression lines and areas, and features of the facade that include changes in material, color, and/or relief.



Building Facade.

B. EXTERIOR FEATURES

The use of visually interesting features such as awnings, signage, windows, and doors are required, particularly along primary pedestrian routes. Such features are subject to review and approval by the Planning and Development Department. At a minimum, all proposed applications shall adhere to the following standards.

1. Walls on primary pedestrian routes shall have a minimum of 70% clear glazing at the ground floor level.
2. Glazing shall not exceed 75% coverage of any building elevations excluding the ground floor where a specific percentage applies.
3. Dark tinted glass is prohibited at the street level.
4. All external stairwells throughout Town Center shall be covered in a finish that matches or complements the exterior finish of the building.

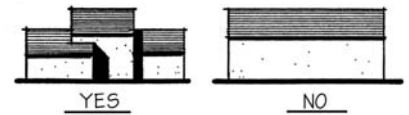
C. BUILDING HEIGHT, STEPBACKS, AND BUILD-TO-LINE

STANDARDS

Maximum building heights, stepback, and build-to-line requirements are intended to ensure that structures have consistent height, bulk, and mass relationship to one another. All development shall conform to the height requirements shown in Figures 10-15.

1. Stepbacks. Stepback requirements are intended to provide visually interesting building elevations, reduce the street canyon effect, and lessen the effect of strong winds at the street level. All development shall conform to the stepback requirements shown in Figures 10-15.
2. As shown in Figure 15, buildings along primary pedestrian corridors must abut the build-to-line on the side of the building facing the street. Minor variations may be approved by the Department of Planning and Development to allow the articulation of decorative features such as columns and pillars.
3. Build-to-line requirements apply only to the first three stories or the first 36 feet of building height, whichever is greater.
4. Eighty percent of the ground level uses in mixed use districts shall be commercial, retail, entertainment, or similar uses. The eighty percent use calculation shall be based on the linear street frontage of each building. The remaining twenty percent shall be used as open space such as a plaza, courtyard, patio, etc.
5. Doorways, porticoes, or other approved entryways shall occur a minimum of every 50 feet of building facade that fronts on a street or plaza area.
6. Outdoor dining areas and sidewalk cafes are strongly encouraged.

Building Height, Step Backs, Build-to-Line.



In This Example:
Build-to-Line Requirement is 60%,
the remaining 40% is dedicated
to a corner plaza

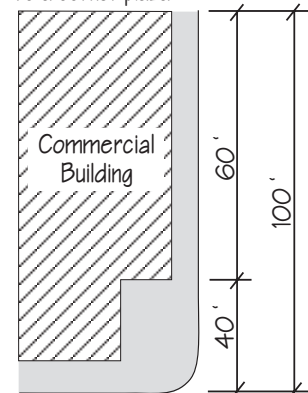
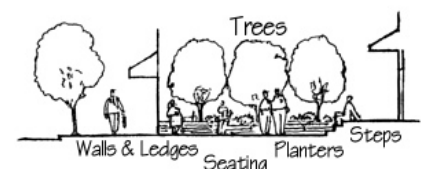
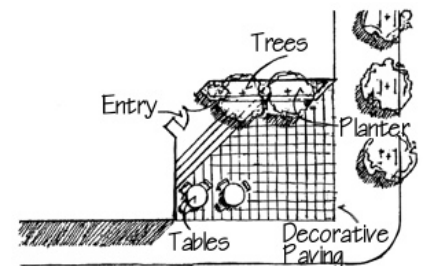
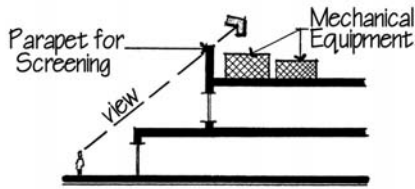


Figure 15



D. ROOFS AND ROOFTOPS

Roofs and rooftops shall be designed with consideration given to appearance. The following standards apply to all roofs and rooftops.



Roofs and Rooftops.

1. Highly reflective materials or contrasting colors are prohibited.
2. All roof mounted equipment or other obtrusive features shall be screened from view on all sides and from the top or painted to match the roof or parapet.
3. An articulated roof line or cornice is to be designed as a major feature at or near the top of all building walls.

E. EXTERIOR MATERIALS

It is the intent of the exterior materials standards to encourage creative expression. Exterior materials of all buildings shall contribute to a cohesive physical environment and convey a sense of timelessness. Because they do not meet these standards, the following exterior materials are prohibited:

1. Mirrored glass.
2. Wood and asphalt shingles.
3. Corrugated fiberglass.
4. Exposed, unfinished tilt-up concrete; and
5. Plastic laminate; and
6. Neon.

The use of a variety of materials, including brick, stone, and imitation stone, on all exterior surfaces is encouraged. Other materials may be used upon review by the Planning Commission.

F. EXTERIOR COLORS

Developers are urged to concentrate richer and high quality materials on the ground floor of buildings within the Town Center. To emphasize the continuous plane created by the street-wall, consistency and coordination of texture and color is essential to maintain a homogenous streetscape. Exterior materials such as stucco and sand-blasted concrete may be used with a smooth finish. Some minor areas of the exterior may have a lightly textured surface. Large areas of flat uniform texture, unarticulated, windowless, or monochlor building face should be avoided.

The use of color will dramatically effect the visual appearance of buildings. It will affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Color will also be a significant element in unifying and identifying individual developments to create a visually coherent streetscape. Color must be carefully considered in relation to the overall design intent.

Careful attention should be given to developing a palette of color used on each building. The palette is a range of basic and accent colors which may be used. Light, pastel, earthtone, and other colors common to the Las Vegas valley and its surroundings, or the southwest region, should be used as a background or field colors. Accent colors can be used to highlight building elements and to reinforce appropriate scale and proportion. The selected palette should promote a selection of colors taken from the natural landscape and used in the same proportion as in their natural element.

G. PERMITTED SIGNS

The purpose of sign regulations within the Town Center is to: 1) encourage creativity; 2) promote continuity; 3) reduce conflicting design among signs; and 4) enhance the overall appearance of the Town Center.

1. SIGNS IN SERVICE COMMERCIAL (SC-TC), GENERAL COMMERCIAL (GC-TC), AND EMPLOYMENT CENTER MIXED-USE (EC-TC)

The following standards are applicable to those areas of the Centennial Hills Town Center designated on the adopted Land Use Plan as Service Commercial (SC-TC), General Commercial (GC-TC), and Employment Center Mixed-Use (EC-TC). Any sign proposed within this district that is not expressly permitted by the sign provisions of these standards is prohibited.

A. Ground (Freestanding) Signs

The maximum allowable combined sign area for all Ground Signs:

One (1) square foot of signage per 150 square feet of gross floor area.

1. MONUMENT SIGNS

Specific Design Standards

- a. Height: 8 feet maximum.
- b. Area: 75 square feet maximum.
- c. Quantity: One sign per 300 lineal feet of street frontage. Parcels less than 300 lineal feet of street frontage are permitted one (1) sign per street frontage.
- d. Setback: 5 feet minimum.
- e. Illumination: Must be designed so as to avoid any fugitive light.
- f. Must be compatible with the architecture and scale of on-site building(s).
- g. Review and approval in accordance with Section D1.K is required.



2. PYLON SIGNS

Specific Design Standards.

- a. Advertises multiple tenants within the same project;
- b. Advertises at least one (1) tenant who occupies 20,000 square feet or greater of gross floor area.
- c. Height: 24 foot maximum height.
- d. Quantity: Up to, but not more than, one (1) pylon sign per street frontage is allowed, subject to the review and approval of the Centennial Hills Architectural Review Committee, and provided any pylon sign is not within 330 feet of a property developed with a single family residence. Cumulative sign totals shall not be allocated to one street or a lesser combination of street frontages to allow more than one sign located along any street frontage. For purposes of this limitation, a "street frontage" refers to any street from which on-site ingress and egress is permitted. Corner lots are permitted to have one pylon sign for each street frontage if a minimum separation of at least 100 feet is maintained between the signs.
- e. Setback: 5 feet minimum.
- f. Illumination: Must be designed so as to avoid any fugitive light. Must be compatible with the architecture and scale of on-site building(s).
- g. Review and approval in accordance with Section D1.K is required.

B. Wall Signs

No wall sign that faces existing residential development that is outside of the limits of the Centennial Hills Town Center shall be permitted.

Specific Design Standards

- a. Wall sign may be a cabinet or consist of channel letters.
- b. Area: The total area of all signs per building elevation shall not exceed 15% of the total square footage of each elevation.
- c. Height: Shall not extend above roofline of building unless it is an architectural feature approved by the Centennial Hills Town Center Architectural Review Committee.

- d. Illumination: Internal only. External illumination is allowed provided it is integrated architecturally within the design of the building.
 - e. Review and approval in accordance with Section D.1.K is required.
- C. Signs that mechanically or electronically display only the time and temperature.
 - D. Development entry statement signs per LVMC 19.14.050.B and Figure 9 of the Standards.
 - E. Political signs per LVMC 19.14.090 (B).
 - F. Construction signs per LVMC 19.14.070 (F).
 - G. Community Interior Directional signs per LVMC 19.14.050 (A) and an architectural review.
 - H. Marquee signs per LVMC 19.14.060 (F) (6).
 - I. Modular awning signs no greater than 25 square feet in size.
 - J. Changeable copy signs for theater marquees, convention-centers, business directories, churches, museums, gas stations, educational facilities, and nonprofit organizations.

2. SIGNS IN SUBURBAN MIXED USE DISTRICTS (SX-TC)

The following specific sign standards are applicable to those areas of the Centennial Hills Town Center designated on the adopted Land Use Plan as Suburban Mixed-Use (SX-TC). Signs within this district are further regulated based upon one of the following generalized land uses as proposed by an applicant:

- Non-residential development or mixed-use (commercial and residential) development that is not integrated within a single structure;
- Residential development or mixed-use (commercial and residential) development that is integrated within a single structure.

Any sign proposed that is not expressly permitted by the sign provisions of these standards is prohibited.

I. Sign Standards for Non-Residential Development or Mixed-Use Commercial and Residential Development that is Not Integrated Within a Single Structure.

A. Ground (Freestanding) Signs

The maximum allowable combined sign area for all Ground Signs:

One (1) square foot of signage per 150 square feet of gross floor area.

1. MONUMENT SIGNS

Specific Design Standards

- a. Height: 8 feet maximum.
- b. Area: 75 square feet maximum.
- c. Quantity: One sign per 300 lineal feet of street frontage. Parcels less than 300 lineal feet of street frontage are permitted one (1) sign per street frontage.
- d. Setback: 5 feet minimum.
- e. Illumination: Must be designed so as to avoid any fugitive light.
- f. Must be compatible with the architecture and scale of on-site building(s).
- g. Review and approval in accordance with Section D.1.K is required.

2. PYLON SIGNS

Specific Design Standards

- a. Advertises multiple tenants within the same project;
- b. Advertises at least one (1) tenant who occupies 20,000 square feet or greater of gross floor area.
- c. Height: 24 foot maximum height.
- d. Quantity: Up to, but not more than, one (1) pylon sign per street frontage is allowed, subject to the review and approval of the Centennial Hills Architectural Review Committee, and provided any pylon sign is not within 330 feet of a property developed with a single family residence. Cumulative sign totals shall not be allocated to one street or a lesser combination of street frontages to allow more than one sign located along any street frontage. For purposes of this limitation, a "street frontage" refers to any street from which on-site ingress and egress is permitted. Corner lots are permitted to have one pylon sign for each street frontage if a minimum separation of at least 100 feet is maintained between the signs.

- e. Setback: 5 feet minimum.
- f. Illumination: Must be designed so as to avoid any fugitive light. Must be compatible with the architecture and scale of on-site building(s).
- g. Review and approval in accordance with Section D.1.K is required.

B. Wall Signs

No wall sign that faces existing residential development that is outside of the limits of Centennial Hills Town Center shall be permitted.

Specific Design Standards

- a. Area: The total area of all signs per building elevation shall not exceed 15% of the total square footage of each elevation.
- b. Height: Shall not extend above roofline of building unless it is an architectural feature approved by the Centennial Hills Town Center Architectural Review Committee.
- c. Illumination: Internal only. External illumination is allowed provided it is integrated architecturally within the design of the building.
- d. Review and approval in accordance with Section D.1.K is required.
- e. Wall signs may be a cabinet or consist of channel letters.

C. Signs that mechanically or electronically display only the time and temperature.

D. Development entry statement signs per LVMC 19.14.050 (B) and Figure 9 of the Standards.

E. Political signs per LVMC 19.14.090 (B).

F. Construction signs per LVMC 19.14.090 (F).

G. Community Interior Directional signs per LVMC 19.14.050 (A) and an architectural review.

H. Marquee signs per LVMC 19.14.060 (F) (6).

I. Modular awning signs no greater than 25 square feet in size.

J. Changeable copy signs for theater marquees, convention centers, business directories, churches, museums, gas stations, educational facilities, and nonprofit organizations.

II. Sign Standards for Residential Development or Mixed-Use Commercial and Residential Development that is Integrated Within a Single Structure.

A. Monument Signs

Specific Design Standards

- a. Height: 8 feet maximum.
- b. Area: 24 square feet maximum.
- c. Quantity: One sign per 300 lineal feet of street frontage. Parcels up to 300 lineal feet of street frontage allowed one sign. Corner lots are permitted to have one sign for each street frontage if a minimum separation of at least 100 feet is maintained between the signs.
- d. Setback: 5 feet minimum.
- e. Illumination: Internal only.
- f. Review and approval in accordance with Section D1.K is required.

B. Wall Signs

Specific Design Standards

- a. Area: six percent of the square footage of each elevation.
- b. Quantity: One per elevation.
- c. Height: Shall not extend above roofline of building unless it is an architectural feature approved by the Centennial Hills Town Center Architectural Review Committee.
- d. Illumination: Internal only.
- e. Review and approval in accordance with Section D1.K is required.

3. SIGNS IN MAIN STREET AND URBAN CENTER MIXED DISTRICTS (MS-TC), (UC-TC)

Signs in the Main Street Mixed-Use district (MS-TC) and Urban Center Mixed-Use district (UC-TC) shall be determined within the context of a Development Agreement with the City including, but not limited to, the submittal of a master sign plan and approval by the Centennial Hills Town Center Architectural Review Committee.



Prior to the initiation of a Development Agreement, the sign standards established for Service Commercial (SC-TC) shall be applicable and must be approved as a Special Use Permit.

4. SIGNS IN ANY EXCLUSIVELY RESIDENTIAL DISTRICT (L),(ML),(MLA) AND (M)

The following standards are applicable to those areas of the Centennial Hills Town Center designated on the adopted Land Use Plan as one of the following: Low Density Residential (L); Medium Low Density Residential (ML); Medium Low Attached Density Residential (MLA); Medium Density Residential (M). Any sign proposed within this district that is not expressly permitted by the sign provisions of these standards is prohibited.

4a. Signs in Low, Medium Low, Medium Low Attached Districts

- a. ADDRESS SIGNS as per City of Las Vegas Street Numbering and Address Standards.
- b. An IDENTIFICATION SIGN not exceeding one square foot in area, giving the name only of the land or building on which is displayed or the owner or lessee thereof.
- c. DEVELOPMENT ENTRY SIGNS
 - 1. As defined and conditioned in LVMC 19.14.050 (B).
 - 2. Review and approval: In accordance with Section D.1.K is required.

4b. SIGNS IN MEDIUM DENSITY RESIDENTIAL DISTRICTS

- a. Monument Signs
 - 1. Height: 8 feet maximum.
 - 2. Area: 24 square feet maximum.
 - 3. Quantity: One sign per 300 lineal feet of street frontage. Parcels with up to 300 lineal feet of street frontage are allowed one sign. Corner lots are permitted to have one sign for each street frontage if a minimum separation of at least 100 feet is maintained between the signs.
 - 4. Setback: 5 feet from any public right-of-way.

5. Illumination: Internal only.
 6. Review and approval: In accordance with Section D1.K is required.
- b. Wall Signs
1. Area: Six percent of the square footage of each elevation.
 2. Quantity: One per elevation.
 3. Height: Shall not extend above roofline of building unless it is an architectural feature approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
 4. Illumination: Internal only.
 5. Review and approval: In accordance with Section D1.K is required.
- c. Development Entry Signs
1. As defined and conditioned in L.V.M.C. 19.14.050(B).
 2. Review and approval: In accordance with Section D1.K is required.

5. SIGNS PERMITTED WITHOUT A CERTIFICATE

Except as otherwise specifically provided in this Manual, the following signs and similar devices are permitted in the T-C District, subject to the specified conditions, without the issuance of a sign certificate.

- A. DECORATIONS. Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday; provided that such signs are not displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) calendar year. Such signs are not restricted as to type, number, area, height, location, illumination, or animation.
- B. TRAFFIC CONTROL SIGNS on Private Property. Any traffic control sign on private property, such as "Stop," "Yield" and similar signs, the face of which meets Department of Public Works standards and which contains no commercial message of any sort.

- C. OFFICIAL FLAGS OF GOVERNMENTS AND GOVERNMENTAL AGENCIES. Flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency, provided that.
 - 1. The flag is not flown from a pole the top of which is more than 40 feet in height;
 - 2. No more than one flag for any one governmental unit or nation is permitted on each parcel of land; and
 - 3. No more than four flags are permitted on the same parcel of land.
- D. OFFICIAL FLAGS OF PRIVATE ENTITIES. Official flags of private corporations or other private entities are permitted at the location of the main headquarters, corporate offices or branch office of the subject entity provided that.
 - 1. The flags do not exceed 60 square feet in area;
 - 2. The flags are not flown from a pole the top of which is more than 40 feet in height; and
 - 3. No more than one flag is permitted on each parcel of land.
- E. INCIDENTAL SIGNS (Attached or Freestanding)
 - 1. NON-DIRECTIONAL SIGNS.
 - a. Maximum Number. There is no specific limit on the number of signs.
 - b. Maximum Area. Incidental signs, including warning and trespassing signs are permitted without review if they do not exceed four square feet in size or nine square feet for an incidental sign set back at least 30 feet from the right-of-way.
 - c. Maximum Height. Five feet.
 - d. Minimum Setback. Five feet from all property lines.



- e. Additional standards, including district variations. Typical incidental signs include, but are not limited to, "restroom," "telephone," "no parking," "entrance," "exit," and generic directions such as "office," "ATM," or "stores." No such sign shall carry any commercial message whatsoever.
2. **DIRECTIONAL SIGNS.** Signs specifically designed to give parking or traffic directions and other directional information commonly associated with and related to the permitted use. Such signs shall be limited to.
- a. Type. Wall and freestanding signs.
 - b. Maximum Number. Two per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation.
 - c. Maximum Area. 12 square feet. If the sign includes a business name or logo, it shall not comprise more than 50 percent of the permitted sign area.
 - d. Maximum Height. Seven feet.
 - e. Minimum Setback. Five feet from all property lines.
 - f. Illumination permitted. Internal illumination only.

6. TEMPORARY RESIDENTIAL SUBDIVISION SIGNS.

The following signs are permitted only by compliance with the associated conditions and obtaining of a sign certificate. Temporary Residential Subdivision Signs shall not be installed unless such signs are approved as a part of a master sign plan in accordance with Section K, Sign Approval Procedures.

- A. **Project Flags.** Project flags are decorative flags intended to identify a specific development containing a residential use. These flags do not contain any advertising copy other than the name or the logo of the development or name of the developer.
 - 1. Maximum Number. 25 flags per development that is 10 acres in area or less, plus one additional flag for each additional one-half acre in area.

2. Maximum Area. 24 square feet in area.
3. Maximum Height. 24 feet
4. Minimum Setback. Five feet from all property lines.
5. Illumination. No.
6. Certificate required. No

B. Subdivision Development Sale Signs

1. Maximum Number. One subdivision development sale sign per residential subdivision per street frontage, with a maximum of two signs per subdivision.
2. Maximum Area. 240 square feet per sign.
3. Maximum Height. 22 feet, or 12 feet above the nearest property line wall.
4. Minimum Setbacks and separations
 - a. Ten feet from any public right-of-way.
 - b. 50 feet from any other on-premise, off-premise or subdivision development sale sign.
5. Additional standards. The sign shall be a free-standing sign that is firmly secured in the ground, as approved by the Building Official.
6. Illumination permitted. Direct white light or internal illumination only.
7. Certificate required. Yes. The certificate application shall be accompanied by.
 - a. A site plan that clearly depicts the location of the proposed sign;
 - b. A drawing or picture of the proposed sign; and
 - c. A description of the means by which the sign will be secured.
8. Duration of Certificate. The certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the sign.



9. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).
 10. Design Standard. All structural members and support structures shall be concealed by architectural treatments or landscaping as approved in the master sign plan. All such signs may contain the Centennial Hills Town Center logo and colors as adopted by the City (see Figure 15a). The sign area of the logo will be excluded from the calculation of the total sign area of each sign, as approved in the master plan.
- C. Subdivision Development Continuous Directional Signs. Subdivision development directional signs are not considered “on-premise” signs or “off-premise” signs and are subject to the following.
1. Maximum Number.
 - a. Eight signs per residential subdivision. Only four of the eight permitted signs may be located within the boundaries of Town Center.
 - b. A sign structure advertising two or more different subdivisions may count all the signs on that structure towards the eight sign limit for only one of the subdivisions advertised on such structure, if the owner(s) or lessee(s) of the sign includes in the required master sign plan the location, use and details of how all such signs are allocated.
 2. Maximum Area.
 - a. Two signs may be up to 128 square feet in area. The two 128 square foot signs may only be located outside of the boundaries of Town center.
 - b. Two of the eight permitted signs may be up to 96 square feet in area.
 - c. An embellishment of up to 20 percent of each sign area may be added to the sign.



3. Maximum Height. 14 feet, except that any authorized sign that exceeds 40 square feet in size may be up to of 22 feet in height.
4. Minimum Setbacks and separations
 - a. 10 feet from any public right-of-way.
 - b. 100 feet from any other such sign or any other on-premise or off-premise sign.
5. Additional standards.
 - a. These signs are allowed only on vacant undeveloped lots;
 - b. For any sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate and primary highway system, a State of Nevada sign permit is required.
 - c. Such signs shall not be located more than four miles from the subdivision to which it is providing direction.
 - d. Each sign shall be a freestanding sign that is firmly secured in the ground, as approved by the City of Las Vegas Building Official.
 - e. Not at any time will such a sign located within the boundaries of Town Center advertise a -development outside of Town Center.
6. Illumination permitted. No.
7. Certificate required. Yes. The certificate application shall be accompanied by.
 - a. A site plan that depicts the proposed location of each sign;
 - b. A drawing or picture of each proposed sign;
 - c. A description of the means by which the sign will be secured; and
 - d. A master location plan that indicates where all of the subdivision development continuous directional signs in Town Center (not including weekend directional signs) for the subdivision will be placed.

8. Duration of certificate. The sign certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder shall each be responsible for maintenance and removal of the sign.
 9. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).
 10. Design Standard. All structural members and support structures shall be concealed by architectural treatments or landscaping as approved in the master sign plan. All such signs may contain the Centennial Hills Town Center logo and colors as adopted by the City (see Figure 15a). The sign area of the logo will be excluded from the calculation of the total sign area of each sign, as approved in the master plan.
- D. SUBDIVISION DEVELOPMENT – WEEKEND DIRECTIONAL SIGNS.
- Weekend directional signs shall be used only to direct traffic to residential projects and shall not be employed for non-residential purposes of any kind or be used for any residential project outside of the boundaries of Town Center.
1. Maximum Number. 30 weekend directional signs per residential subdivision located within the boundaries of Town Center.
 2. Maximum Area. Four square feet per sign.
 3. Maximum Height
 - a. Four feet above nearest street curb.
 - b. 32 inches above nearest street curb when within 50 feet of any street intersection or driveway opening. Where no curb exists, height shall be measured from edge of adjacent public right-of-way.

4. Sign placement.
 - a. Maximum placement distance of any weekend directional sign from its respective residential subdivision project shall be four miles as measured along a radial line whose axis is located at any point on the subject property.
 - b. Minimum spacing between signs relating to the same project is 300 feet, provided however; two signs may be placed within 10 feet of each other at locations where the path of travel turns direction.
 - c. Signs shall be placed at least 25 feet from any street Intersection or driveway and not block or overhang any sidewalk or other established pedestrian way.
 - d. Such signs shall not be located within any landscaped areas in rights-of-way.
5. Additional standards.
 - a. Changes in copy and graphics may be made without re-issuance of certificates; if the name of the subdivision changes, the developer shall apply for a new certificate.
 - b. Signs may only be installed after 6 PM on Friday or on the day before any Federal, State, or City holiday that may occur throughout the week, and all signs shall be removed by 6 AM on Monday or by the same time on the day after such holiday.
 - c. Signs shall be made of plastic, or some other weather resistant material approved by the Director, and shall be attached to a single metal stake. Signs mounted on wooden stakes are prohibited.
 - d. All such signs may contain the Centennial Hills Town Center logo and colors as adopted by the City (see Figure 15a).
6. Illumination permitted. No.
7. Insurance required
 - a. Applicants for weekend directional sign certificates shall provide proof of and maintain comprehensive liability insurance in the minimum



amount of \$250,000 per occurrence in a form acceptable to the Director.

- b. If any sign is placed in any unimproved public right-of-way, the certificate holder shall assume full responsibility for any damages or injuries to persons or property resulting either wholly or in part from the placement of the sign and shall agree to defend and indemnify the City and hold the City harmless from all liability for damages or injuries.
8. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).
9. Violations. Weekend directional signs that are without proper certification; that are placed within 25 feet of a street intersection or driveway; that block or overhang sidewalks and other public pedestrian walkways; advertise projects not located within the boundaries of Town Center; or that are left remaining after the time limitations set forth in this Subsection may be impounded immediately. Violations and the recovery of signs are subject to the following charges and remedies.

VIOLATION	PENALTY
1st	\$10 per sign if without proper certification. Fee shall be waived if owner(s) obtains proper sign certificate. If properly certified, warning only.
2nd	\$10 per sign.
3rd	\$15 per sign and misdemeanor citation.
4th	Revocation of weekend directional sign certificate.

H. PROHIBITED SIGNS – ALL AREAS

The following signs, as defined in LYMC 19.20.020, are prohibited in the Town Center:

1. Off Premise Signs;
2. All signs prohibited in LYMC 19.14.030 (C).
3. All signs not expressly permitted by the sign provisions of these standards.
4. Animated signs except as permitted in Sections D.1.G.1. through D.1.G.4 of this manual.
5. Changeable copy signs, except for the following (which are permitted): theater signs, convention signs, marquee signs, business directories, church or museum signs, gasoline price signs, educational facility, non-profit organization or club signs, traffic signs, and signs for special events as defined in LYMC 6.78.010.



(3) COLOR LOGO: PMS 161 DARK BROWN, PMS 157 ORANGE, PMS 160 RUST



(3) COLOR LOGO: PMS 161 DARK BROWN, PMS 157 ORANGE, PMS 160 RUST

Figure 15a

I. GENERAL SIGN DESIGN GUIDELINES

The following guidelines shall be considered when reviewing signage within Centennial Hills Town Center:

1. Signs that identify a business shall fit within the architectural frame or sign band of the building elevation. They shall not overpower the façade or its surrounding streetscape.
2. Signs shall be easily read from the pedestrian level. Suspended signs are allowed provided they are well crafted. Such signs may display a logo of the business.
3. Brevity is encouraged in sign messages.
4. Easy to read typeface is encouraged.
5. Colors should be selected to contribute to legibility and design integrity.
6. There should be a significant contrast between the background and the letter or symbol colors.
7. The use of more than three colors on any single sign is discouraged.
8. Signs should be placed in such a way as to clearly indicate the location of access to a business.
9. Signs shall be sized in a manner that is consistent and compatible with the scale of the building elements in the façade.
10. Address numbering shall comply with the "City of Las Vegas Street Naming and Address Assignment Regulations."
11. Irregularly shaped signs are discouraged.
12. Lettering shall not occupy more than 75 percent of the sign face.
13. Sign design shall be consistent with the building on which it is placed.
14. Directional signs shall be placed perpendicular to approaching vehicular traffic.
15. Signs shall be located such that sight visibility is maintained.



J. GUIDELINES SPECIFIC TO WALL AND BUILDING SIGNS

In addition to the Sign Design Guidelines noted above, the following guidelines shall be considered when reviewing signage to be placed on all exterior walls and building facades.

1. Exterior wall and building signs shall not be permitted above the bottom of the second floor window line except for hotels and high-rise buildings with 12 stories or more which may have a sign panel just below the roof line of the sole purpose of identification.
2. Sign colors shall be compatible with all other signs on the same building and all other signs on the parcel. Cabinet signs may be used when a wall sign is 50 square feet or less. For wall signs over 50 square feet, the signs shall consist of channel letters.
3. Address numbering shall comply with the "City of Las Vegas Street Naming and Address Assignment Regulations."
4. Wall sign placement shall establish façade rhythm, scale, and proportion.

K. SIGN APPROVAL PROCEDURES

1. Centennial Hills Architectural Review Committee-Town Center (CHARC-TC)

There is established the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC), whose initial purpose is to review, comment and give a binding decision regarding all proposed signs, including structural additions or alterations (with the exception of sign copy), and master sign plans, within the limits of the Centennial Hills Town Center, unless a sign has been specifically exempted from this review by these Standards, as amended. The CHARC-TC will also hear and determine final action on any sign variance or sign waiver request within the limits of the Centennial Hills Town Center.



Guidelines Specific to Wall and Building Sign.

2. CHARC-TC Membership

The CHARC-TC shall have a total of five members, as follows:

- A. Two members who are also members of the Planning Commission and who shall each serve a term of one year.
- B. Three citizen members who are appointed by the Mayor and who shall serve staggered terms of two years. Such members must be residents of Centennial Hills, and one such member must be a professional who is involved in land development (i.e. developer, urban planner, urban designer, civil engineer, architect, etc.).

Citizen members may be reappointed, but may not serve more than three consecutive terms, including as one term the unexpired portion of any term to which a member is appointed to fill a vacancy. These members serve at the pleasure of, and may be removed by the Mayor, including for failure to attend meetings regularly. The Planning Commission members shall serve at the discretion of the Planning Commission.

All members shall serve without compensation.

3. CHARC-TC Organization, Bylaws and Operation

- A. The CHARC-TC shall elect, from within its own membership, a chair, vice-chair, and any other officers as it deems useful, and shall adopt such bylaws and rules of procedure consistent with Section D.1.J as deemed necessary.
- B. The Planning and Development Department shall provide administrative, clerical, and professional planning support to the CHARC-TC.
- C. The CHARC-TC shall maintain written minutes and records sufficient to inform the public of its business.
- D. At least three members must be present and eligible to vote for an item to be heard and voted on. In the event that is not possible on any particular item, the item will be forwarded to the Planning Commission for final action.

4. Procedures for Review and Approval

- A. The CHARC-TC will meet on an as needed basis, but not more than two times per month.
- B. Any individual sign or addition to an existing sign that increases the area or height of a sign will be forwarded to the CHARC-TC prior to the issuance of a permit for construction. A permit will not be issued unless the CHARC-TC has approved the sign proposal, and a notice of decision indicating approval is submitted at the time a permit is applied for. In addition, a master sign plan must be submitted for any multi-tenant commercial development project, mixed use development and temporary residential subdivision signs. The master sign plan must be approved by the CHARC-TC before any signs may be erected. All master sign plans shall be submitted in accordance with the requirements for a master sign plan as set forth in LVMC 19.14.130.
- C. For any application, the CHARC-TC shall approve or deny a sign proposal based on the following determinants:
 - 1. Whether or not the sign proposal will be consistent with the health, safety and welfare of the general public.
 - 2. Whether or not the sign proposal will maintain the integrity of the Centennial Hills Town Center.
 - 3. Whether or not the sign proposal is in conformance with these Standards, as amended, any applicable master sign plan, and any applicable development agreement that addresses sign standards in effect at the time of application.



4. Whether or not the sign proposal is compatible in architecture, scale, and color with all other on-site signs (existing and proposed).
 5. Whether or not the proposed sign(s) will be obtrusive to other signs or to any residential dwelling unit located within 660 feet of the proposed sign(s).
- D. The CHARC-TC is authorized to grant variances or waivers from the sign requirements set forth in these Standards. With regard to those variances or waivers, the following shall apply, in addition to the determinants listed previously:
1. The applicant bears the burden of proof to establish that a variance or waiver is warranted.
 2. The request for a variance or waiver must not result from a hardship that is solely personal, self-created or financial in nature.
 3. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of application, or by reason of exceptional topographic conditions, or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the sign regulations contained within these Standards would result in peculiar and practical difficulties to, or exceptional and undue hardships upon, the property owner, a variance or waiver from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent or purpose of these Standards or of any ordinance or resolution.
- E. The decision of the CHARC-TC on any item is final unless, within the appeal period, the applicant appeals the decision, or a member of the City Council or Planning Commission requests that the item be forwarded to that board for review. Any proposal that is denied by the CHARC-TC will be accompanied by reasons for the denial within the notice of decision sent to the applicant. The appeal period pertaining to a determination by the CHARC-TC runs from the date of the determination until the close of business on the tenth day thereafter.

- F. Within 10 days after a decision by the Planning Commission, the decision may be appealed to the City Council, or a member of the City Council may request that the item be forwarded to the Council for review. If the City Council denies an appeal, the same or a substantially similar application may not resubmitted for a period of one year from the determination by the City Council.
- G. As an alternative to appealing the determination of the CHARC-TC, an applicant may, within 15 days after the CHARC-TC determination, file a Resubmittal Application. In connection therewith, the applicant must be prepared to show that substantial amendments to the proposal have occurred to address the concerns of the CHARC-TC, as contained within the notice of decision or as made part of the public record during the hearing process. If the CHARC-TC determines that all reasons for denial have been adequately addressed, the CHARC-TC may approve the sign proposal as final action. If the CHARC-TC determines that its concerns have not been adequately addressed, the denial by the CHARC-TC will stand, unless appealed to the Planning Commission.



L. SIGN DEFINITIONS

Address Sign: A sign consisting of numerals and letters identifying a property address. Letter and numeral height shall not exceed 12 inches.

Area: See Section 19.14.030.A.

Community Interior Directional Sign: A sign which is constructed within the interior of a development to provide identification and direction to various buildings, residences, and major amenities such as parks, schools, pedestrian trails, bike paths or similar community facilities, within the development.

Channel Letters: A wall sign that consists of individual letters that is affixed directly to the face of the wall.

Development Entry Statement Sign: Any permanent on premise architectural design statement or feature sign at the entrance to a commercial development, subdivision, condominium complex, apartment complex, or identifiable community that serves to announce the identity of the development where the sign is located. In order to qualify as this type of sign, the sign shall not contain the name of the developer, contractor, or business(es) in or of the project or subdivision.

Ground (freestanding) Sign: Any sign supported from the ground by one or more poles, or similar upright structures or supports that are anchored in the ground and that are independent from any building or other structure.

Height: See Section 19.14.030.B.

Internal Illumination: The light source of the sign is behind the channel letters or within the sign cabinet.

Marquee Sign: Any sign attached to, in any manner, or made a part of a marquee.

Monument Sign: Any sign that stands independently from any building or other structure and are attached to and wholly supported by a solid base, such as brick or concrete, and where the lineal width of the sign is greater than the lineal height of the sign.

Political Signs: Any sign advertising the candidacy for the office of any person or any sign advertising support or non-support of a candidate for office or of an action on a ballot matter of a primary, general, or special election.

Projecting Sign: Any sign affixed to a building in such a manner that its leading edge extends more than twelve inches beyond the surface of the building. The term does not include a lighted or non-lighted decorative awning or canopy.

Pylon Sign: A sign that is mounted on freestanding poles or other similar upright structures, that are wrapped by metal, wood, stone or brick, so that the bottom edge of the sign face is six feet or more above grade, and where the lineal height of the sign is equal to or greater than the lineal width of the sign.

Suspended Sign: A sign that is suspended from the underside of a horizontal plane surface and is supported by the surface.

Wall sign: Any sign (other than a projecting sign) that is attached parallel to a wall or building. The sign may be painted on or erected upon the building but shall be confined within the limits of the building elevation to which it is attached. The wall of the building to which it is attached shall support the sign. Only one sign surface shall be displayed.

2. ON-SITE AND OFF-SITE IMPROVEMENTS

Proposed site plans not in compliance with this, or any other Town Center Design or Development Standard, shall be subject to review at a public hearing before the Planning Commission and/or City Council.

A. FENCES AND WALLS

1. Screen walls, fences, and retaining walls shall be designed and constructed in conformance with Town Center setback requirements.
2. Screen walls shall be composed of 100 percent decorative material in accordance with the standards of the City of Las Vegas and shall include 20 percent contrasting material and color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted.
3. A combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts when privacy is not compromised (See Figure 17).
4. Chain link fences are not permitted within the Town Center except on temporary construction sites after obtaining a Temporary Commercial Permit.
5. Razor wire and barbed wire are not permitted within the Town Center.
6. Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer (Figure 16).



Fences and Walls.

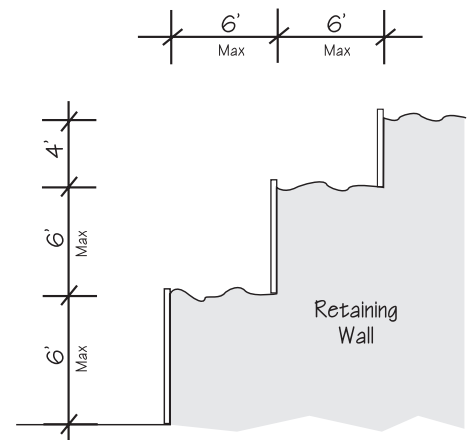
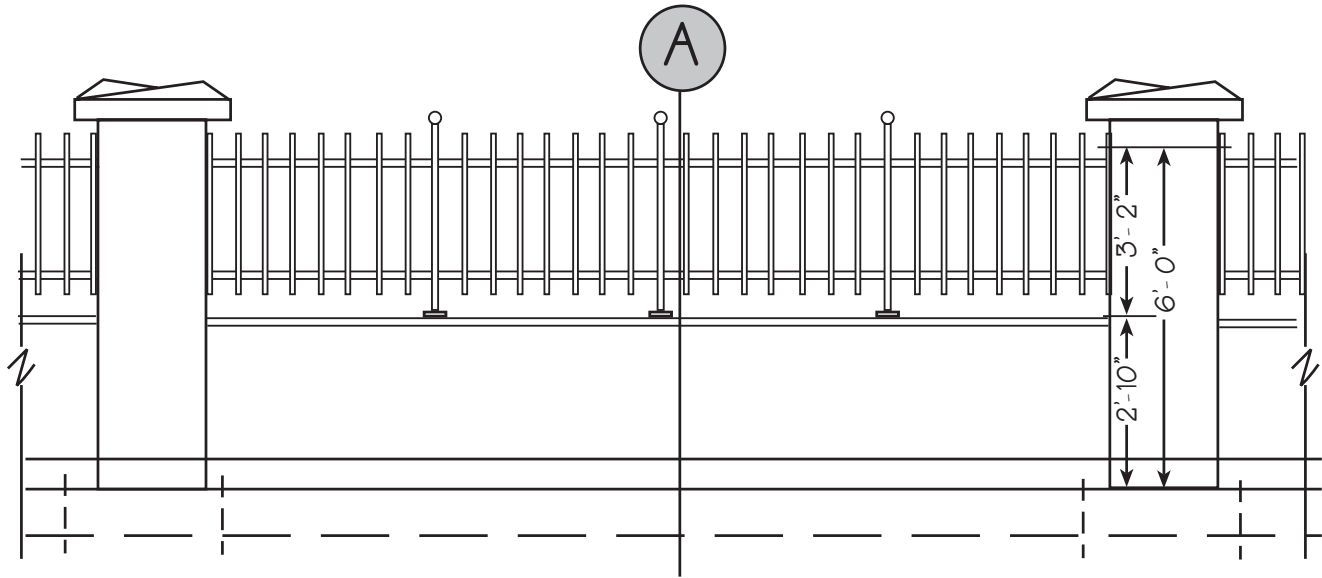


Figure 16

Residential Area Walls

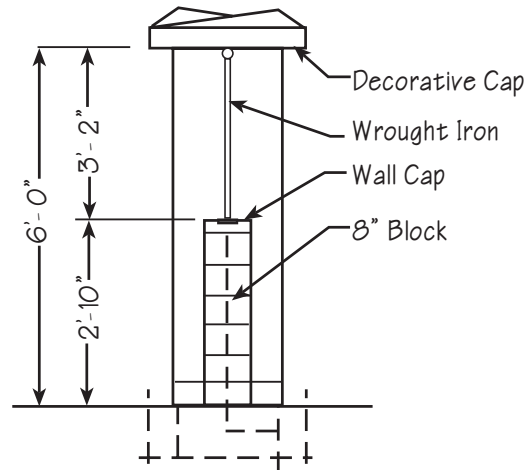


WALL WROUGHT IRON

Scale: 1" = 3' - 0"

Note:

Permitted materials are:
Decorative block, split face,
flute, brick, slump, or stone.



A

WALL DETAIL

Scale: 1" = 3' - 0"

Figure 17

B. LANDSCAPING

These standards are intended to assist the designer in achieving a quality design that will enhance the development of Town Center. With these standards, developments will have the appearance of high quality, design compatibility will be assured, water will be conserved, and the overall value of Town Center will be enhanced.

All required landscaping shall be installed as soon as permitted by standard seasonal planting practices. Dead vegetation shall be promptly removed and replaced, based on standard seasonal planting practices, with healthy, living plants in all landscaped areas.

All landscaped areas shall be landscaped with a combination of plant materials tolerant of the Las Vegas climate. The booklet, "Desert Demonstration Gardens, Self Guided Tour and Southern Nevada Plant List" (1996) by the Las Vegas Valley Water District is recommended to designers as a resource of climate tolerant plant materials.

1. Street trees shall be planted along every street within Town Center and shall be included in all plans for street improvements in accordance with the Town Center Street Hierarchy.
2. Four types of trees shall be used in combination throughout Town Center:
 - i) Palm Tree:
Washingtonia Robusta Hybrid (Mexican Fan Palm), at least 25 feet in height at the time of installation.
 - ii) Shade Tree:
Fraxinus Velutina Rio Grande (Rio Grande Ash), at least 36 inch box or greater in size, with a minimum 3 inch caliper diameter at 6 inches above grade at time of installation.
 - iii) Accent Tree:
Chitalpa Tashkentensis (Chitalpa), at least 36 inch box or greater in size, with a minimum 3 inch caliper diameter at 6 inches above grade at time of installation.
 - iv) Flowering Tree:
Robinia Ambigua "Purple Robe" (Purple Robe Locust), at least 36 inch box or greater in size, with a minimum 3 inch caliper diameter at 6 inches above grade at time of installation.



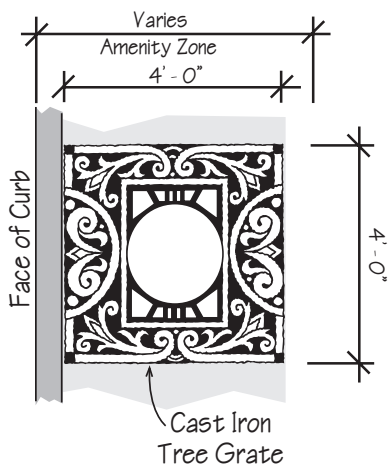
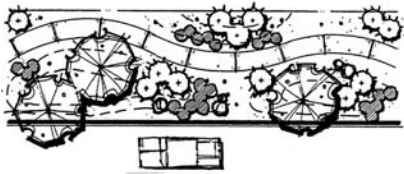


Figure 18



Sidewalks.

3. To determine the required theme and planting rhythm along a particular street refer to the Streetscape Design Standards.
4. Required street trees shall be planted within the Amenity Zone and regularly spaced. A tree grate measuring four feet square shall be installed at the base of each tree within the Urban Center and Main Street Mixed Use Districts only. All trees within the amenity zones of these districts, except along those portions of Elkhorn Road, Durango Drive, and the Loop and Frontage roads, will have the standard decorative cast iron grates illustrated in Figures 18 and 20, as specified by the City's Public Works requirements.
5. Sidewalks may not be built on the side of any street that is directly adjacent to a freeway. No development will occur in between the street and the freeway. However, a landscape trail shall be installed in lieu of the sidewalk. The amenity zone shall include the required trees and street lights.

The overall landscape trail width shall be no less than 9'-0" with a meandering path no less than 7'-6" in width. The trail path shall be constructed of compacted decomposed granite or similar material as approved by Public Works.

The entire area, from the back of curb to the NDOT right-of-way shall be landscaped to provide a minimum of 60 percent ground coverage with water efficient material and with at least one 24 inch box tree for every 650 square feet of total landscape, in addition to the required street trees.

6. Maintenance of medians, amenity zones, and landscaped trails shall be the responsibility of the adjacent property owners, developers, associations, or other similar organizations, or by other methods as approved by the City until such time the City elects to assume maintenance responsibility. The adjacent property owners, developers, associations, or other similar organizations shall sign agreements between themselves and the City for the purpose of maintaining the medians and amenity zones in Town Center.

Street Landscaping

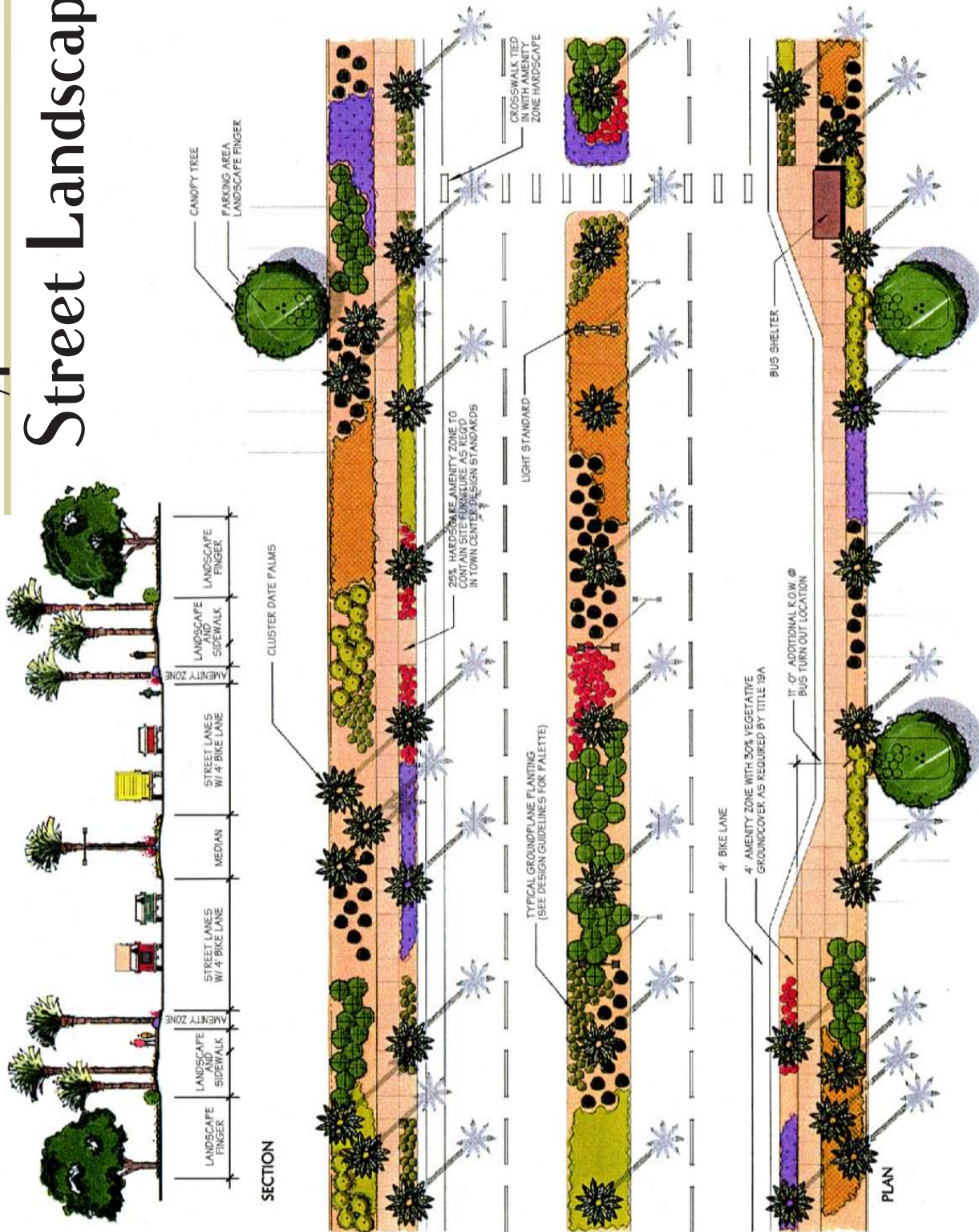
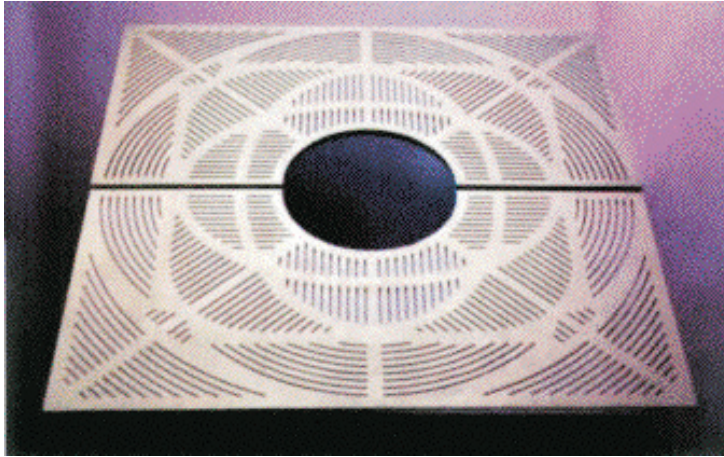


Figure 19

Tree Grates Specifications



Specifications:

CAST IRON TREE GRATES

Manufacturer: Heenah or equivalent

Model Number: R-8706-1A

NUMBER OF SECTIONS:

Two sections

DIMENSIONS:

Overall size: 4'-0" x 4'-0"

Figure 20

7. Landscaped Islands and Tree Requirements:

- a. Parking areas shall provide a minimum of one 24 inch box size tree (minimum of 1 1/2" caliper measured at 4 1/2" above the top of the root ball) deciduous or evergreen shade tree for every six uncovered parking spaces, or fraction thereof, and be located in planters as described below. This requirement is in addition to all other required landscaping trees.
- b. Landscape islands are required at the end of all parking rows and shall provide one 24 inch box shade tree per island pairs. Only half of the trees provided at such islands can be counted toward the minimum tree requirement per parking space.

Example:

Total uncovered parking spaces = X

Total number of islands at the end of the rows = Y

Total minimum number of trees required = $(X/6) + (Y/2)$

- c. Landscape Island/Planters shall have a minimum width of five feet (clear distance between curbs for planting). Where parallel to the parking space, the length of the planter shall be equal to the length of the adjacent parking space. In this case, each planter shall provide 24 inch box shade tree.
- d. Where separating two rows of parking, the length of the planter shall be equal to the length of the parking row. This type of planter shall provide a minimum of one 24 inch box shade tree no more than every thirty feet on-center.
- e. The planter islands shall include a two inch layer of ground cover or rock mulch, and a minimum of five shrubs of five gallon, and five shrubs or plants of one gallon size minimum per each 24 inch box tree provided.
- f. The parking lot planters shall be irrigated with drip irrigation only.



8. In the SC-TC, GC-TC, SX-TC, and EC-TC districts, a 15 foot wide landscape planter, in addition to the width of any detached or attached sidewalk, shall be provided between the right-of-way and the proposed use. This landscape planter may contain or allow the following uses:
- a. Public utility easements (open surface drainage easement cannot occupy more than 30 percent of the landscape planter).
 - b. Mechanical installations, provided that they do not encroach more than five feet into the landscape planter. Such equipment shall be one hundred percent screened with landscape material from any view angle from a public right-of-way.
 - c. Parking areas, provided that they do not encroach more than five feet into the landscape planter, and not exceed 15 percent of the total landscape planter area. In all cases, the landscaping requirements for the parking area shall be in addition to the landscaping requirements of the planter.
9. Open air courtyards, plazas, open space, patios, gathering places together with public amenities such as fountains, arbors, arcades, cloisters, and landscaped corridors, paths or lanes, will be required of all projects. Combinations of such features will satisfy, in part, the 20 percent open space requirement in Section 19.06.110.E. The parking lot landscaping, landscaped areas, buffers, and landscaping in setback areas, together with the above, will account for the required open space. Developments shall be designed to enhance pedestrian activity.
- Plans submitted for development review shall include analysis of proposed landscaping to ascertain compliance with Section 19.06.110E.
10. The 20 percent open space requirement in Section 19.06.110.E shall be applied to the GC-TC, SC-TC, UC-TC, SX-TC, MS-TC and EC-TC districts of Town Center.

C. SPECIAL PAVEMENT AND SIDEWALK

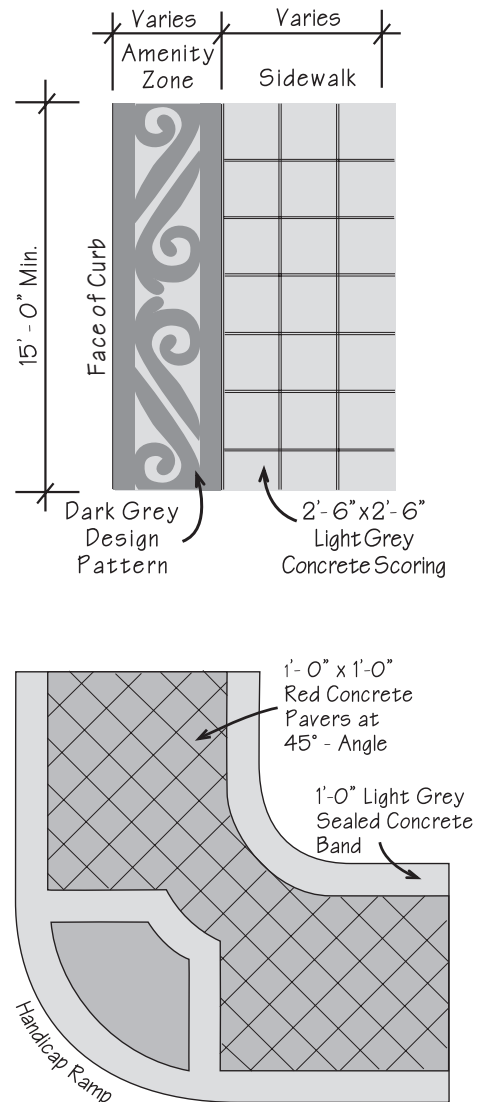
TREATMENTS

A special paving pattern is established and required for the Town Center as a unifying element for pedestrian enjoyment. The typical pattern is composed of three major elements: an amenity zone, the sidewalk, and the accent patterns at street intersections and driveways. These treatments shall be incorporated in all streetscape designs for the Parkway, Arterial, Main, Loop Road, Frontage Road, Tertiary and Collector street types in Town Center.

The following paragraphs describe the required design characteristics of each of these elements.

1. The Amenity Zone: This zone is directly adjacent to the curb line. It contains a dark gray design pattern composed of sealed concrete on a light gray background, as depicted in Figure 21. This concrete area shall be no less than 15 feet long and spaced a minimum of 105 feet O.C. or every three trees.
2. The Sidewalk: The width of the sidewalk varies from the edge of the amenity zone to the face of the building, including all required sidewalk easements. A 2'-6" square grid scoring shall be designed on a light gray broomed concrete finish, as depicted in Figure 21.
3. The Accent Patterns at Street Intersections: An accent pattern, per Section C.1.H of these Standards, shall be used at every intersection to emphasize the pedestrian cross-walk areas. It consists of red concrete pavers, one square foot in size, laid at a 45° angle.

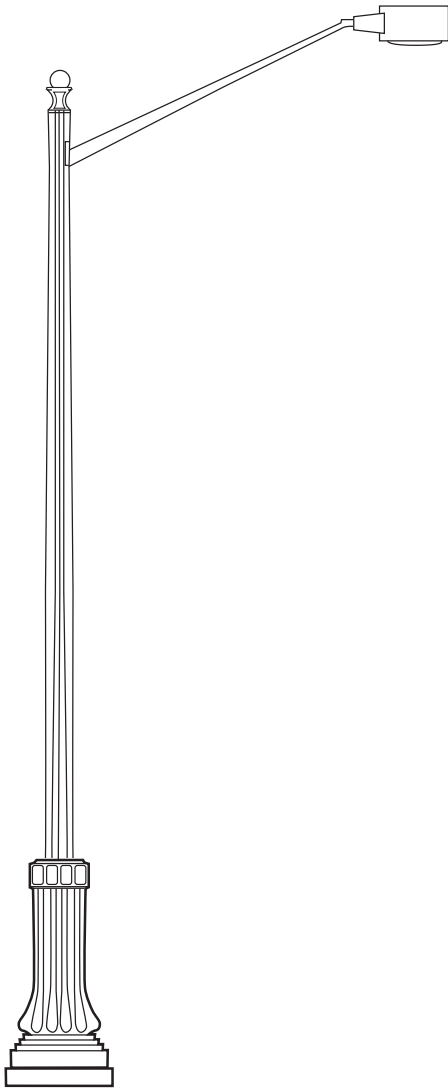
Amenity Zone and Sidewalk Treatment



Note:
Building corner design
shall comply with
City of Las Vegas
SVRE requirements.

Figure 21

Overhead Lighting



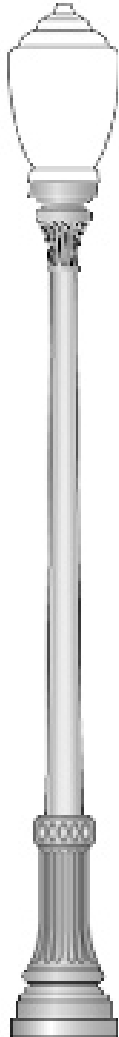
Specifications:

POLES: Similar or equal to poles designated 6-C1-23D (Double Arm) and 6-C1-23 (Single) manufactured by Ameron.

LIGHT FIXTURE: Similar or equal to Gradco Form 10 Cylindrical Arm Mounted Sharp Cutoff Fixture (CA-22-2-3-250 HPS-240 B.L.) or Kim CCS Series Curvilinear Arm Mounted Sharp Cutoff Fixture.

Figure 22

Decorative Lighting



Specifications:

POLE: 13' - 0" above grade, similar or equal to
Whatley Model # OA-510-13-BK-3N6.

BASE COVER: 20" w X 36" h, similar or equal to
Whatley Series Park Model Base for
Model 510Post.

LUMINARE: 15" w X 29.5" h, similar or equal to
Whatley Model 1002-23-50 HPS-W 240-F-BIK-III.

FITTER: 4" w X 11.5" h, similar or equal to
Whatley Winter Park 500 Series.

Figure 23

Benches

Street Furniture



Specifications:

ENDS:

One-piece end castings of grey iron

Plastic slats 2.75 in. (7cm.) x 1.125 in. (2.75cm.)

LENGTH:

5ft. (50in. / 147 cm.)

DIMENSIONS:

Height: 32 in. (81cm.)

Seat height: 16.5 in. (41cm.)

Depth: 30 in. (76cm.)

Figure 24

Trash Receptacles

Street Furniture



Specifications:

FRAME:

Solid steel flatbar fabrication

LINER:

Heavy duty plastic

INSTALLATION:

May be fastened to concrete using anchor plates provided in base

DIMENSIONS:

26.5 in. (66cm.) diameter x 38 in. (95 cm.) height

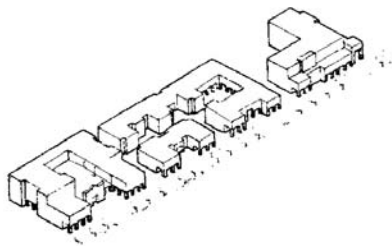
CAPACITY:

32 gallon

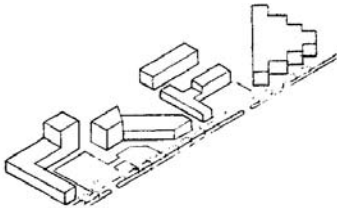
WEIGHT:

170 lb. (77 kg.)

Figure 25



DESIRED.
Consistent setback pattern.



NOT DESIRED.

Setbacks.

D. SETBACKS (FIGURES 2-5A)

1. Setbacks may be used to enlarge the sidewalk area or they may be used as an outdoor extension of the adjacent business for building articulation, patios, courtyards, or other public and pedestrian uses only.
2. When a landscaped open space is provided within the setback, it shall be no less than 2000 square feet in size and shall provide such amenities as benches and recirculating water fountains.
3. All setbacks are measured from the street right-of-way line.
4. Where these standards are not applicable, City of Las Vegas Codes and Regulations shall apply.

E. STREET LIGHTING

Town Center shall have two types of street lighting. These are standard street lights and decorative lights (see Figures 22 and 23). Both overhead and decorative lights shall be incorporated into the design of street improvements. The design of the lights and the pattern of their placement are part of the overall design for the Town Center. Therefore, special attention shall be placed on maintaining a consistent spacing rhythm. In addition, the following standards apply:

1. Street lights are intended to reinforce the hierarchical street system, therefore, lights in the right-of-way associated with individual developments are prohibited.
2. Overhead lights, illustrated in Figure 22, shall be installed in conformance with the Uniform Standard Specifications of Public Works for the Construction of Off-Site Improvements.
3. Decorative lights shall be placed in a distinctive, clearly-defined geometric pattern with regular spacing. This type of light is illustrated in Figure 23.

F. STREET FURNITURE

The design of street furniture such as benches, bicycle racks, trash receptacles, newspaper racks, and information panels, within Town Center shall coordinate with all other street furniture in size, shape, color, and style. All street furniture elements shall conform to Figures 24 and 25.

G. PARKING STANDARDS

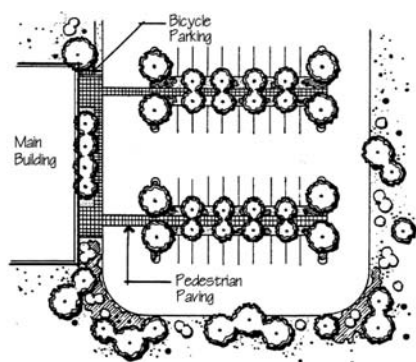
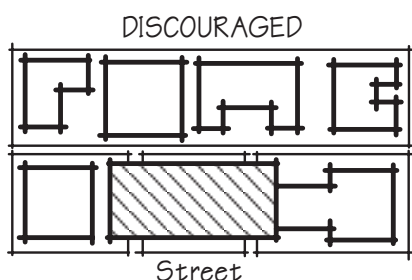
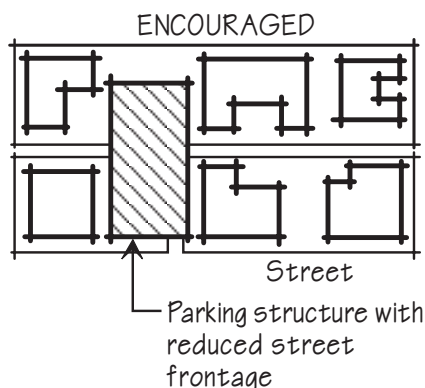
Parking requirements within the Centennial Hills Town Center shall comply with City of Las Vegas Title 19 and the following provisions:

1. On-street parking shall not count in meeting the requirement for the number of parking spaces. Limited on-street parking may be provided as a reserve for short-term parking or for service and delivery purposes.
2. Multiple-user parking structures are the preferred method for providing adequate parking and special consideration will be given for shared parking within a structure.
3. Above-grade parking structures must be setback an additional 10 feet from the required setback to provide a substantial landscape buffer. This additional setback requirement may be waived for the portion of the parking structure that incorporates ground floor retail uses.
4. The exterior walls of all parking structures shall be designed to complement and coordinate with the architectural form of the main building or surrounding buildings. Parking structures shall appear to be an integral part of the main building. The intent is to minimize the garage appearance of parking structures through designs which conform to the accompanying development's general architectural features.
5. Surface parking shall be separated from buildings by surface treatment variations and/or grade separation.
6. Customer parking spaces shall not directly abut buildings and shall be separated by a planter/sidewalk area.
7. Parking facilities shall be located away from the right-of-way, on the rear side of the structure they serve. They shall be accessed from the back alley when available.
8. Parking lots shall be landscaped in accordance with the requirements of the "Las Vegas Urban Design Guidelines and Standards."
9. Any area(s) dedicated to surface parking shall be large enough to be able to accommodate a potential future building or parking structure.
10. A continuous internal pedestrian and handicap accessible walkway must be provided from the perimeter public sidewalk to the principal customer entrance. The walkway must be



Parking Standards.

distinguished from driving surfaces through the use of special pavers, bricks or patterned concrete, and raised slightly, to enhance pedestrian safety and the attractiveness of the walkway.



Parking Lot.

11. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate that to do so would not be feasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate that to do so would not be feasible.
12. Parking lots shall be screened by buildings and/or landscaping. Any area of a parking lot which abuts a public street shall be screened by landscaping, decorative walls, landscaped berms with a minimum height of three feet above the finished grade at the rear of the setback area or any combination thereof. Any area of a parking lot which abuts a public street shall be set back from the property line a minimum of 15 feet.
13. Well-landscaped, small area parking lots of 120 or fewer vehicles are encouraged. All parking lots shall be separated by walkways not less than 15 feet in width. The walkways shall consist of a 5-foot paved sidewalk with a 5-foot planter on each side. Walkways shall provide pedestrian access, across parking lots, from the street to the uses along the rear of developments. (See accompanying graphic entitled "Parking Lot.") Parking areas shall be accessible from walkways by periodic openings in the landscaping. Parking shall not directly abut any building. Sidewalks shall meet the requirements as found in Section D.2.C above. When the total number of parking spaces proposed for a development exceeds 1000, the applicant should consider a parking structure as a means of reducing the amount of ground level parking area.
14. Additional pedestrian linkages should be created as necessary within large parking areas by removing two adjoining parking spaces (one on each side of a row) to provide perpendicular passages between rows.
15. Per Section K of 19.10.010, concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-way, to protect landscaped areas and adjacent properties. Such curbing shall be located at least three feet from any adjacent wall, fence, property line, walkway or structure where parking and/or drive isles are located.

3. STANDARDS FOR SPECIFIC USES AND ACTIVITIES

Proposed site plans not in compliance with these Standards, or any other, shall be subject to review at a public hearing before the Planning Commission and/or City Council.

A. GAS AND AUTO SERVICE STATIONS

The purpose of the following standards is to enhance the appearance of gas and auto service stations through designs which conform to the accompanying development's general architectural features and the overall aesthetics of Town Center. For gas and auto service stations the following standards apply:

1. Exterior walls of all gas and auto service station buildings are to be designed as part of the architectural form of the primary building or surrounding buildings.
2. When part of a larger structure, standard setback requirements shall apply to gas and auto service stations.
3. When gas stations are freestanding structures, they must be set back an additional five feet from the required setback to provide a more substantial landscape buffer.
4. The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel (Figure 26).
5. Gas pumps must be located away from the right-of-way to provide for safe access. All accessways shall be coordinated with adjacent uses.
6. To further enhance the presence of gas and auto service stations, care must be given to the lighting. Overhead lighting of a station shall be controlled to avoid spill-over onto adjacent uses. The lighting in the underside of the gas pump canopy must be recessed to avoid unnecessary glare and control spillover.

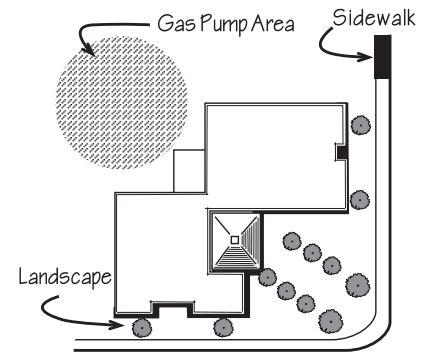


Figure 26

B. FAST FOOD RESTAURANTS

The design of fast food restaurants within Town Center shall be integrated with other structures along streets. Exterior walls of all fast food buildings are to be designed as part of the architectural form of the main building or surrounding buildings. The intent is to minimize the fast food appearance through designs which conform to the accompanying development's general architectural features. The following standards apply:

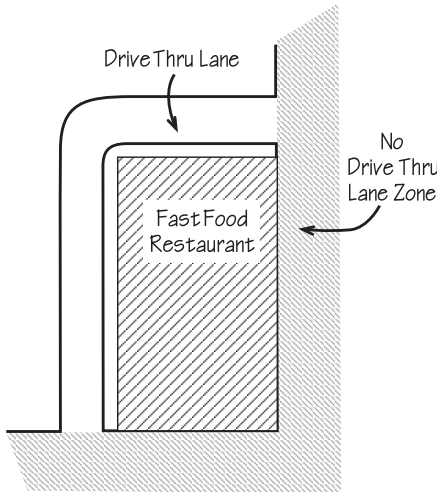
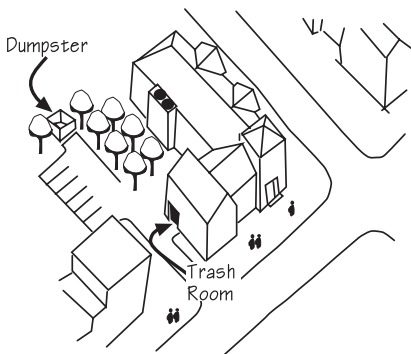


Figure 27

1. When part of a larger structure, standard setback requirements shall apply to the fast food businesses.
2. When fast food buildings are freestanding structures, they shall be setback an additional 10 feet from the required setback to provide a more substantial landscape buffer.
3. To further enhance the presence of fast food enterprises, drive-through lanes shall not wrap around more than two sides of the building, and cannot encroach upon the required landscaping (Figure 27).
4. Outdoor dining areas may encroach into the required additional 10 foot wide landscaped area.

C. LOADING AND SERVICE AREAS



Loading and Service Areas.

1. All loading and service areas (including storage, equipment, and maintenance areas) shall be screened from view with landscaping and/or architectural elements so as not to be viewed from any adjacent uses or public right-of-way. Architectural screening shall be constructed of the same materials and finishes as the primary building.
2. All service and loading areas shall be positioned so that service vehicles will not disrupt traffic flow or parking lot operations.
3. No service, storage, maintenance or loading area may extend into a setback area.
4. All service and loading areas within the Main Street district shall be located in privately owned, mid-block alleyways.

D. MALLS AND MINI-MALLS

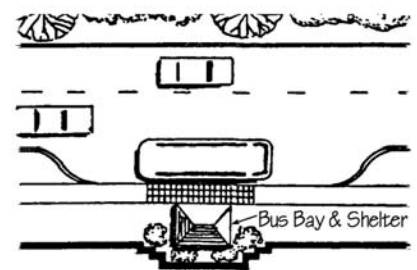
1. Commercial groupings such as malls and mini-malls shall be designed to emphasize safe pedestrian circulation and convenient parking. Parking areas, when no parking structure is provided, shall be consolidated in one central space and landscaped according to the standards of the City of Las Vegas.
2. Commercial buildings shall be located around the main parking area and be adjacent to a landscape buffer. When internal streets are provided, commercial buildings shall be directly adjacent to these streets to form a street edge and facilitate pedestrian connection between the buildings. Outdoor extension of any commercial business is recommended to activate pedestrian interest and reduce vehicular traffic.

E. PUBLIC TRANSIT

Public transit will play a major role in the success of Town Center. To address the need to provide transit alternatives and to alleviate the increasing congestion problems, staff will be working closely with the Regional Transportation Commission to provide for mass transit alternatives for the Town Center. Three elements will make up the backbone of transit in Town Center: Citizens Area Transit (CAT), the Fixed Guideway, and park-and-ride locations. These elements are essential to the success of achieving a pedestrian-friendly environment for the Town Center.

Provision of bus turnouts and shelters for CAT shall be required where deemed necessary by the City of Las Vegas Traffic Engineer. Where shelters are provided they shall be installed at the back of the sidewalk area. Bus turnouts must meet the Uniform Standard Drawings for Public Works Construction, Clark County Area as adopted by the City of Las Vegas.

As development proceeds within the Town Center, public transportation routes and schedules should be adjusted to accommodate demand from the Centennial Hills users.



Public Transit.

F. MECHANICAL AND ELECTRICAL EQUIPMENT

Mechanical and electrical equipment, solar collectors, satellite dishes and any other communication equipment, excluding communication towers and antennas, shall be concealed from view of public streets and neighboring properties, and all parking areas

Wireless communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building or structure on which they are mounted.

In the initial design stage of a development project, consideration shall be given to incorporating mechanical and electrical equipment into the architectural form and layout of the proposed building to reduce the need for screening. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials or parapet walls.

Wall mounted service equipment such as utility boxes, valves, gas, electric and water meters, etc. shall be screened from public view with materials architecturally compatible with the finishes and character of the principal structures within the development and shall be screened to the height of the tallest equipment and/or integrated with the building design.

Small wall mounted equipment such as utility boxes, valves, gas, electric and water meters, should be screened by the appropriate use of shrubs and landscaping design.

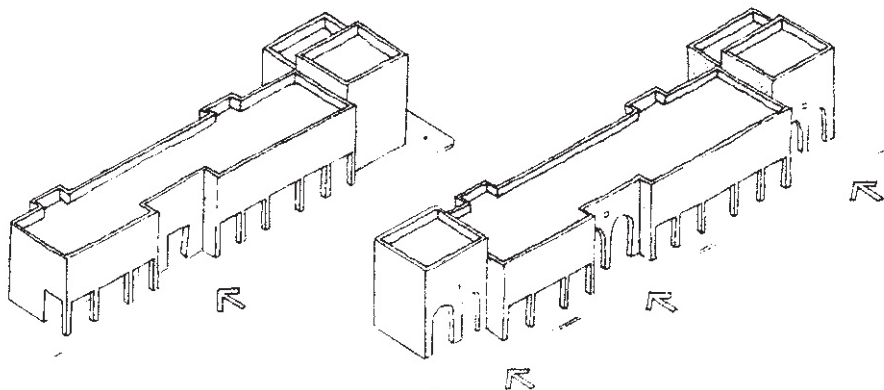
G. ARCADE DISTRICT

The establishment of an Arcade District along Main Street will create a distinct urban ambiance which builds upon the climate, culture, and history of Las Vegas while at the same time providing an opportunity for each property owner in the District to express a unique design solution for their development.

1. The Arcade District is defined by Main Street from Elkhorn Road to the Centennial Beltway alignment. The District shall extend a minimum of 150 feet on each intersecting street.
2. Arcades shall be set at a width of 10'-0" over the sidewalk easement, shall not be taller than the first floor height, shall be clear of any obstruction, and shall be for pedestrian traffic only.
3. Temporary pedestrian oriented retail activity may extend up to 5'-0" under the arcade after approval by the Planning and Development Department.
4. The arcade shall be an integral part of the building architecture and must be constructed of permanent material.
5. The roof of the Arcade may be used for outdoor purposes in connection to the above businesses. However, no structure can permanently be built over the arcade.



Arcade.



DISCOURAGED.
Long distance between entrances

ENCOURAGED.
Frequent street entrances

E. RESIDENTIAL STANDARDS

Proposed site plans not in compliance with this, or any other Town Center Design or Development Standard, shall be subject to review at a public hearing before the Planning Commission and/or City Council.

Together with the Residential Development Standards found in 19.12 of the City of Las Vegas Zoning Code, the following shall be the standards for subdivisions with public streets in the future residential development areas in Town Center.

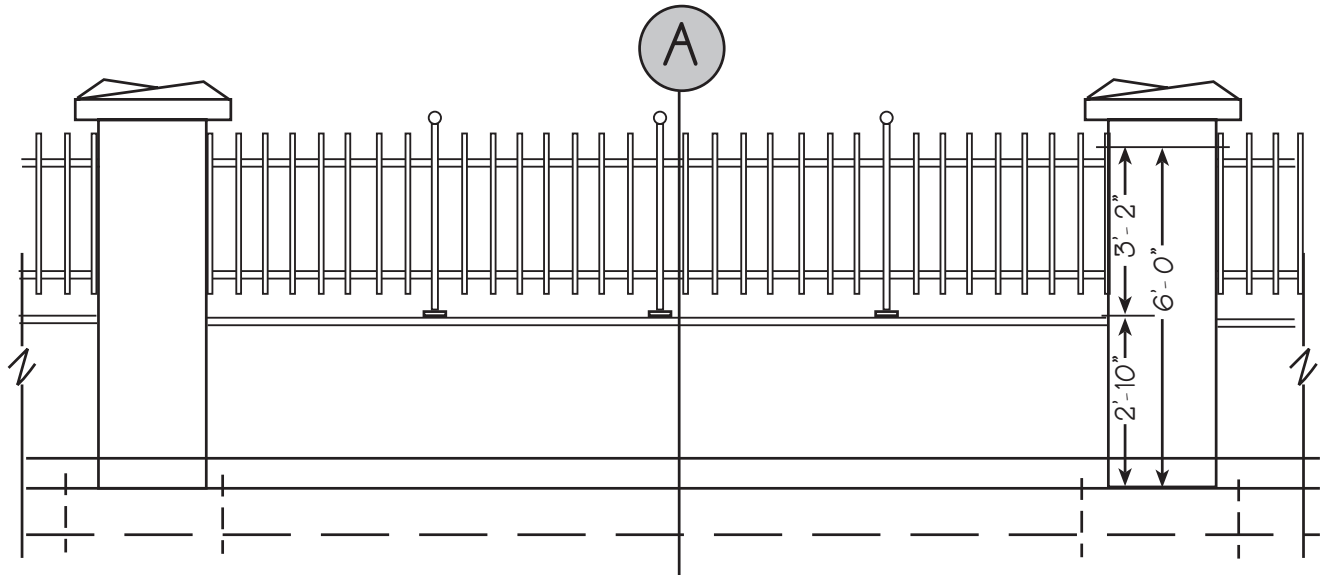
A. SITE DESIGN.

1. Subdivision layout is dictated by the original parcel lines of the properties prior to the preparation of the subdivision's Tentative Map.
2. Houses should face streets, except if the streets are Town Center Arterials or Primary Arterials. No street should have a lot perimeter wall separating the right-of-way from private property unless the street is a Town Center Arterial or Primary Arterial as described in these Standards and has a landscaped amenity zone.
3. On-street parking is a feature of Town Center Residential Collector and Town Center Collector streets. Parking on street may not satisfy parking requirements.
4. If the lot is wide enough the preferred individual lot layout should have the garage of the home set behind the home in the rear yard. The garage may be accessible by a driveway beginning at the front of the home. Alternatively, the garage may be setback or staggered behind the front plane of the home. Shared driveways between homes are encouraged.
5. The entire side yard setback may be used on one side of the home. In such case, the home next to the developing lot that is combining all of its side yard shall be positioned so that the home or its minimum side yard may only be immediately adjacent to the combined side yard. See the standards for Residential Compact Lots (RCL) in Section 19.08.040.C of the City of Las Vegas Zoning Code.

6. Building lots may not access streets with an over all right-of-way width of greater than 60 feet unless the street is designed as a Town Center Residential Collector street.
7. The blocks of subdivisions should be arranged to discourage cut through traffic.
8. Homes facing Town Center Residential Collectors should have driveways and amenity areas as shown in the Residential Subdivision Entrance and Streetscape Detail (Figure 32).
9. Fences and Walls. Screen walls, fences, and retaining walls shall be designed and constructed in conformance with Town Center setback requirements.
 - a. Screen walls shall be composed of 100 percent decorative material in accordance with the standards of the City of Las Vegas and shall include 20 percent contrasting material and color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted.
 - b. A combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts when privacy is not compromised (See Figure 28). The perimeter wall designed per Figure 28a is required in all residential areas where the wall separates property from a street and where privacy is an issue. Perimeter walls that separate a house lot from other house lots shall be constructed in conformance with Title 19. The text of Figure 28a, "Centennial Hills," is only required at those intersections where arterials enter the residential area of Town Center.
 - c. Chain link fences are not permitted within the Town Center except on temporary construction sites after obtaining a Temporary Commercial Permit.
 - d. Razor wire and barbed wire are not permitted within the Town Center.
 - e. Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer (Figure 16).

Residential Area

Wrought Iron Walls

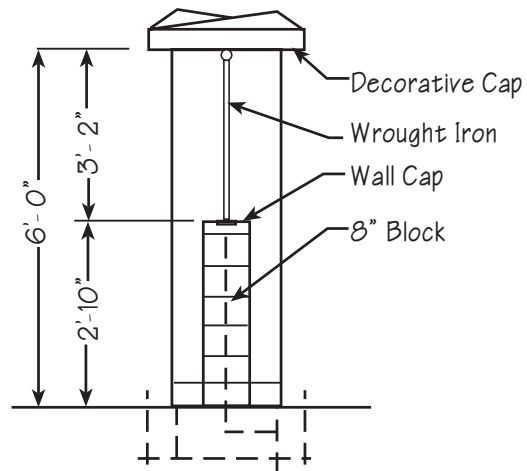


WALL WROUGHT IRON

Scale: 1" = 3' - 0"

Note:

Permitted materials are:
Decorative block, split face,
flute, brick, slump, or stone.



A

WALL DETAIL

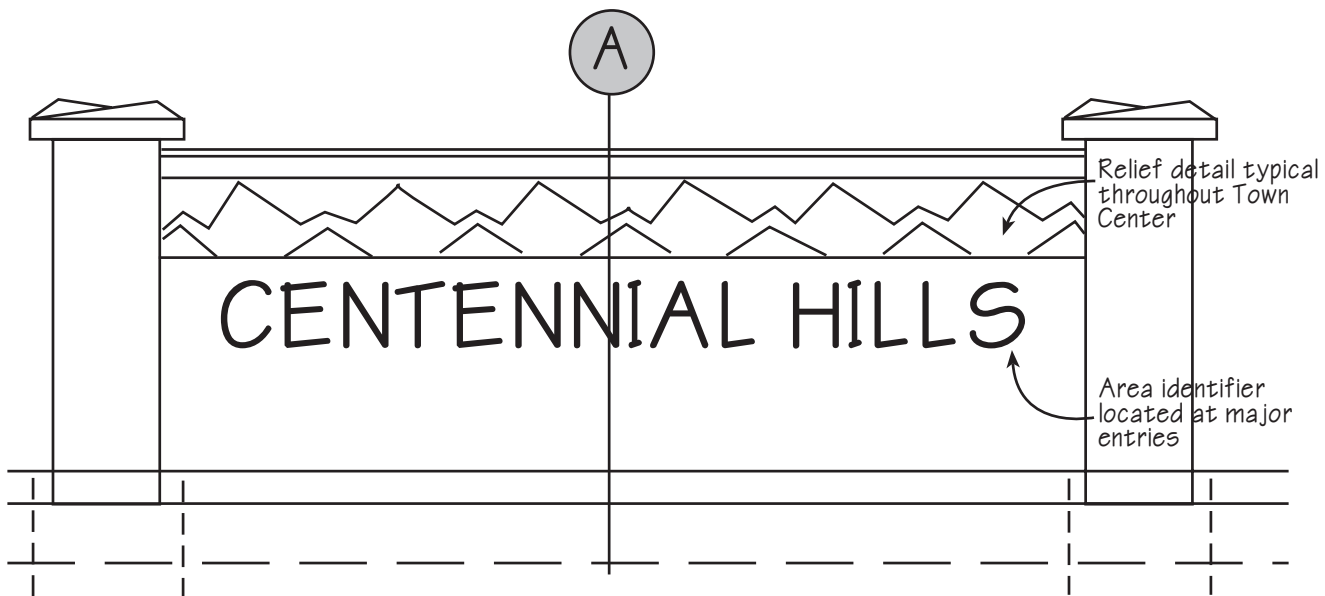
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Figure 28



Residential Area

Masonry Walls

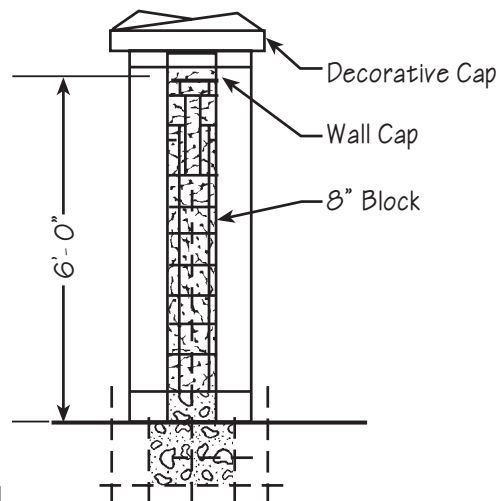


MASONRY WALL DETAIL

Scale: 1" = 3' - 0"

Note:

Permitted materials are:
Decorative block, split face,
flute, brick, slump, stone or
wrought iron.



WALL SECTION

Scale: 1" = 3' - 0"

Figure 28a

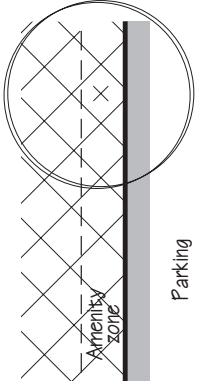


B. CIRCULATION: SUBDIVISION INTERNAL STREETS.

In subdivisions with public streets the following standards apply.

1. Interconnectivity between public street subdivisions is encouraged.
2. Stubbed public streets from previous subdivisions shall be connected and continued through new, adjacent public street subdivisions.
3. Unterminated interconnecting streets should not have negative impacts on adjacent properties. Therefore, there shall be a limit of one (1) proposed stub street per 660 feet minimum into any adjacent parcel edge unless the developer provides a plan for approval by City Staff that indicates a reasonable and beneficial street layout can be accommodated on the adjacent parcel.
4. Town Center Public Residential Street (Figure 29)
 - a. Purpose. Typical Town Center Residential Streets are the internal streets of typical subdivisions. They are connected to outside areas by Residential Collectors.
 - b. Design Elements. This type of street is one of the narrowest of all streets in the Town Center in terms of net paved area, with only 37 feet of pavement. The Town Center Residential Street may be a public or private street. All subdivisions with private streets shall be gated and conform to Title 18 and the RP-D standards of Title 19.
 - c. Principal Characteristics: Subdivisions with Public Streets.
 - i) On all collector streets the sidewalk patterns and entry features shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
 - ii) An option available to those developments that use this street is the inclusion of amenity zones. If used, the Amenity Zone would include single shade trees for each house lot for detached homes or 30 feet-on-center for multi-family.

ROW : 37'
Traffic : 2 Lanes
Direction : 2 way + Parking
Setback : Varies



Two shade trees would be installed in each Amenity Zone at every intersection. (See Figure 32.) The open space requirement described in Section 19.06.110.E may use the amenity zone area to satisfy Town Center open space requirements.

- iii) Residential overhead street lights shall occur at intervals of 175 feet on-center (alternating sides). See Figures 29 and 31. All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of offsite Improvements.
5. Gated communities with private streets are only permitted by Special Use Permit and Site Development Plan Review.

C. CIRCULATION: EXTERNAL STREETS.

1. Street alignments, which follow eighth and quarter section lines, should not be abandoned so circulation can continue through interior and outside developments. If a street alignment must be vacated then the street should instead be shifted off alignment the maximum distance allowed instead of total deletion.
2. Traffic calming measures, such as chokers (particularly at intersections) and chicanes, should be used along residential collectors that border subdivisions block design. All traffic-calming measures are to be reviewed by the Fire and Rescue Department for approval.
3. Traffic circles may be used at the intersections of streets of similar cross-section and having no more than a single travel lane in each direction.
4. For those proposed subdivisions which straddle the Town Center boundary line, the developer may elect to dedicate and construct interior public streets and Town Center collectors to meet Town Center residential street standards. However, perimeter streets and all streets designated as arterial streets and above west of Tee Pee Lane shall be constructed to City of Las Vegas Standards. All streets which form the Town Center boundary shall be constructed

to meet the Town Center Standards on both sides with appropriate transitions to non-Town Center standards where needed.

5. Town Center Residential Collector (Figure 30)

- a. Purpose. Typical Town Center Collector Streets are the backbone of the traffic circulation system within the residential area of Town Center. A regular street grid throughout Town Center allows for a greater choice of travel routes and an even distribution of traffic during peak hours.
- b. Design Elements. This type of street is one of the narrowest of all streets in the Town Center in terms of net paved area, with only 50 feet of pavement. Traffic circles and offset streets will be used as traffic calming measures to maintain effective circulation while enforcing slower traffic speeds. Subdivision street design will be established by site development review.
- c. Principal Characteristics.
 - i) All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
 - ii) The Town Center Collector Street Amenity Zone shall include single alternating shade trees and flowering trees at intervals of 30 feet-on-center. Two accent trees shall be installed in each Amenity Zone at every intersection. (See Figure 32.) Open space requirements in Section 19.06.110.E may use the amenity zone area to satisfy Town Center open space requirements.
 - iii) Overhead street lights shall occur at intervals of 140 feet on-center (alternating sides). All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of offsite Improvements.
 - iv) Residential uses may face the Residential Collector Street.

Town Center Residential Collector

ROW : 80'
Traffic : 2 Lanes
Direction : 2 way
Parking : Parallel both sides
Setback : Varies

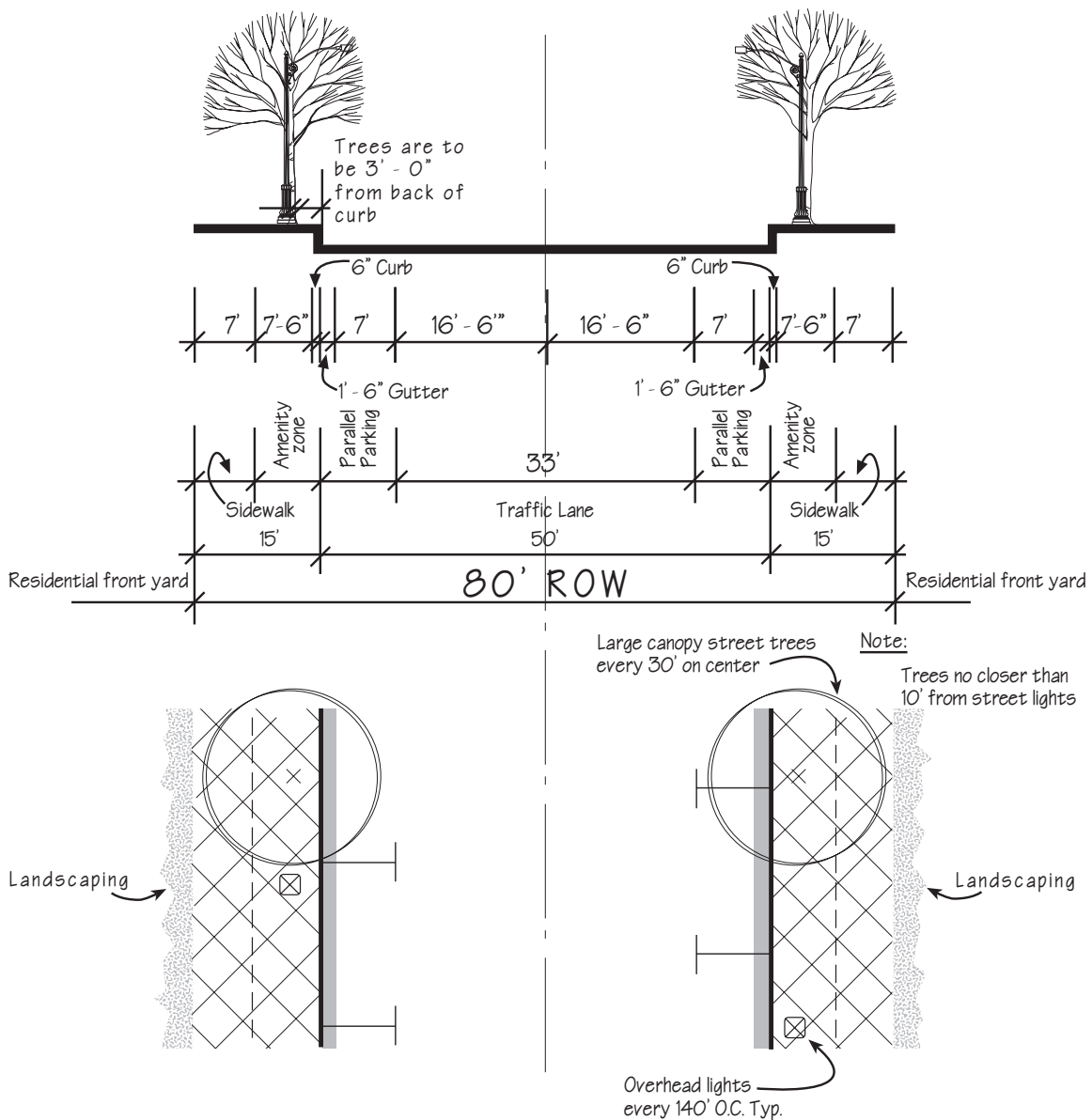


Figure 30

D. RESIDENTIAL PUBLIC STREET OVERHEAD LIGHTING.

Overhead lights shall be incorporated into the design of public street improvements. The design of the lights and the pattern of their placement are part of the overall design for the Town Center. Therefore, special attention shall be placed on maintaining a consistent spacing rhythm. In addition, the following standards apply:

1. Lights in the right-of-way associated with individual developments are prohibited.
2. Overhead lights, illustrated in Figure 31, shall be installed in conformance with the Uniform Standard Specifications of Public Works for the Construction of Off-Site Improvements.

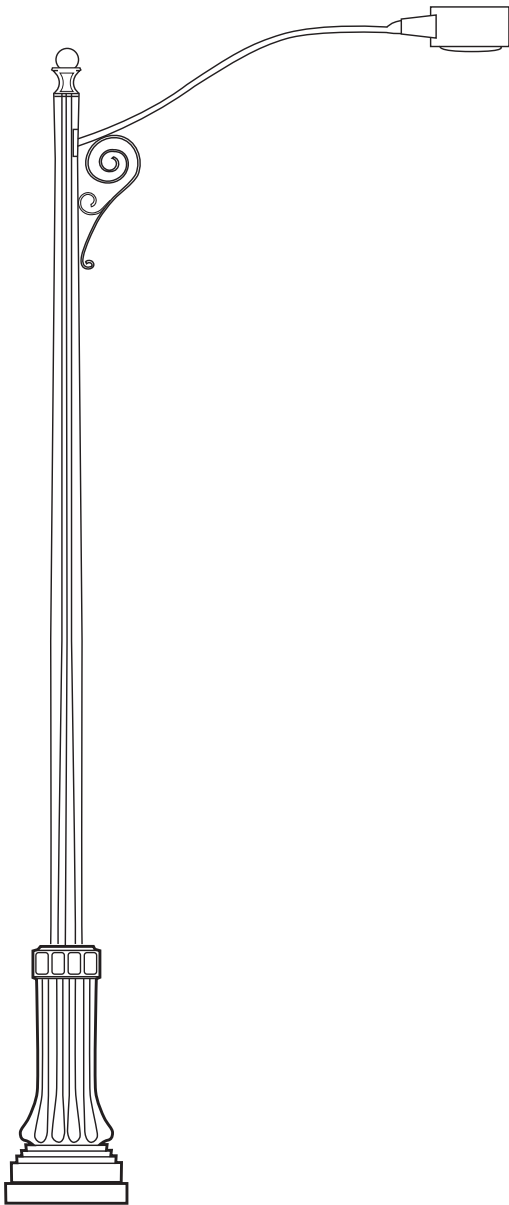
E. ELEVATIONS.

1. The preferred design of the front elevation of homes incorporates a porch that is oriented to the street as the dominant feature of the elevation. The porches should be a minimum of five feet deep and ten feet wide.
2. Courtyards, patios, gardens, and other open spaces that face the street may be incorporated in site design.
3. When next to single story development, new buildings shall be no taller than two stories and/or 35 feet in height.

F. LANDSCAPING.

1. Two 24-inch box or greater (1.5 inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area. One shade tree should be located towards the front of the lot and a decorative tree may be located near the front of the house.
2. Amenity zones are only required along collector and arterial streets and on either side of the entrances of subdivisions. See Figures 32.
3. Along Residential Collectors a minimum of one street tree (type and size of tree per these Standards) will be planted in the amenity zone of each house lot. See Section D.2.B.
4. Where required, landscaped amenity strips as defined in these Standards (with street trees, hardscaped areas, landscaping, etc.) shall be between a sidewalk and the curb.
5. The amenity zone hardscaped areas are to be used for community mailboxes, bus stops, trash receptacles, etc.

Residential Public Street Overhead Lighting



Specifications:

POLES: Similar or equal to poles designated 6-C1-23D (Double Arm) and 6-C1-23 (Single) manufactured by Ameron.

LIGHT FIXTURE: Similar or equal to Gradco Form 10 Cylindrical Arm Mounted Sharp Cutoff Fixture (CA-22-2-3-100 HPS-240 B.L. or CA 22-2-3-150 HPS-240B.L.)

ARM: Decorative 2 3/8" diameter aluminum pipe (Part # 1AZB6VA)

Figure 31

6. The street trees will be the types and size specified in these Standards or a type acceptable to the Planning and Development Department. The trees shall be planted so the distance between trees is no more than 30 feet on-center.
7. Maintenance of street landscaping between the sidewalk and street curb will be controlled by a homeowner association or a landscape maintenance association.
8. Where residential lots face storm water conveyance streets landscaping erosion control measures such as stem or rockery walls, riprap, turf, etc. must be included in landscaping design. Where stem or rockery walls are used the wall shall be back filled level with the top of the wall and landscaped. Color and texture of the stem or rockery walls shall consistent with the sidewalk, hardscaped areas, or perimeter walls. All walls shall be capped with a wall cap.
9. North/South streets that have amenity zones and/or medians are to have lush landscaping per the designs on file in the Planning & Development Department. East/West streets that have amenity and/or medians are to have drought tolerant/desert landscaping. The booklet, Desert Demonstration Gardens, Self-Guided Tour and Southern Nevada Plant List, 1996 by the Las Vegas Valley Water District is recommended as a resource of climate tolerant plant materials.
10. In residential districts the amount of required open space, as defined in Section 19.06.110.E, in developments shall be consistent with this table:



TOWN CENTER RESIDENTIAL OPEN SPACE (O.S.)	
DENSITY (Units)	PERCENT O.S.
0-2	0%
2.1-3.5	3%
3.6-5.5	5%
5.6-8	7%
8.1-12	10%
12.1+	12%

Open space requirements can be satisfied in part by the amenity zones along public streets.

G. GATED COMMUNITIES

Gated communities with private streets will be permitted by a Special Use Permit approved by the City Council. Such developments shall be consistent with the standards for RP-D developments as described in Title 19. Landscaping of a gated, private street subdivision shall also be consistent with the landscaping requirements of the RP-D standards in Title 19.

The conditions of approval for a Special use Permit for a gated subdivision with private streets are as follows:

1. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.
2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.
3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

Typical Residential Subdivision **Entrance And Streetscape Detail**

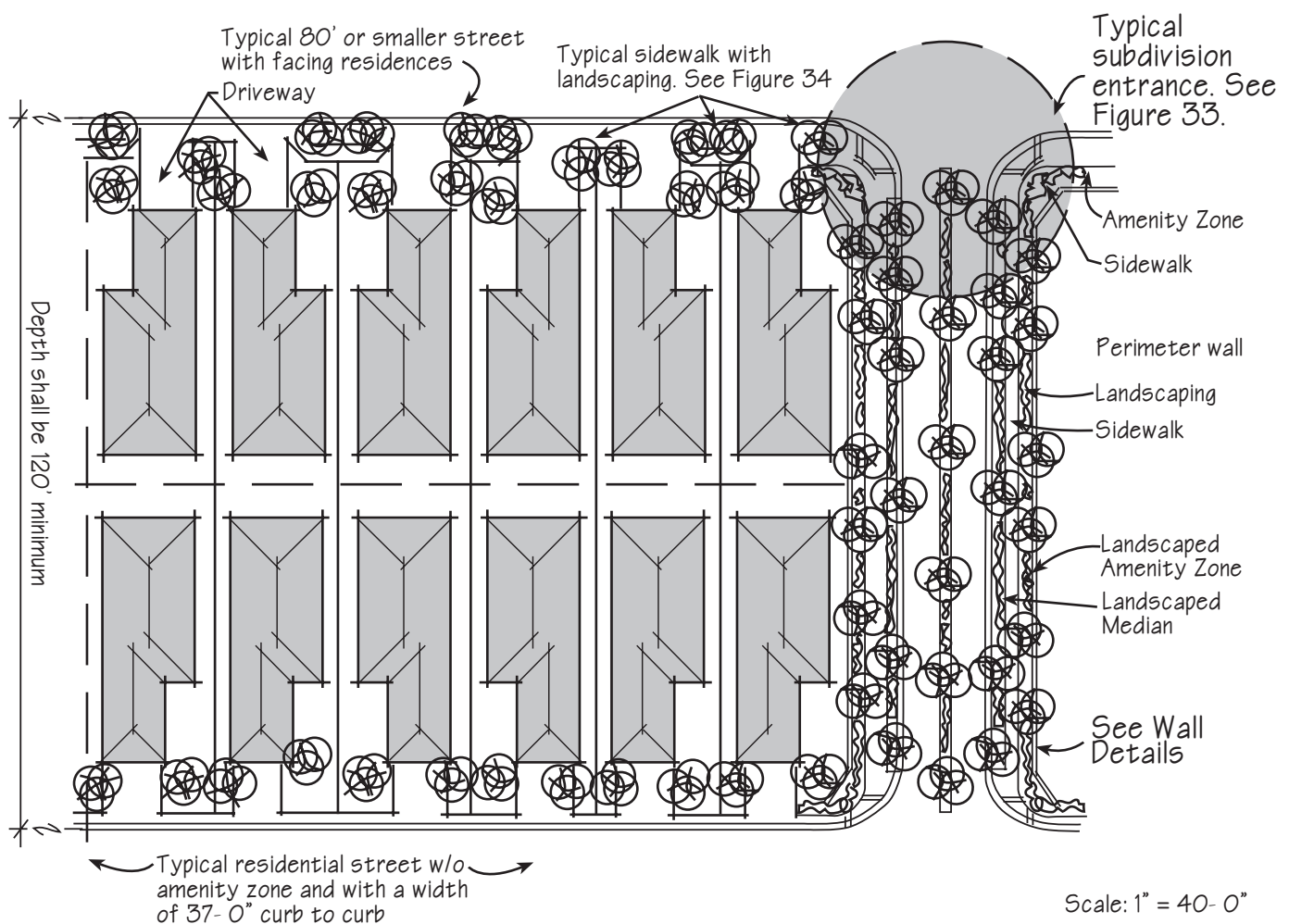


Figure 32

Typical Residential

Subdivision - Entry

(Access from Collector or greater size street types)

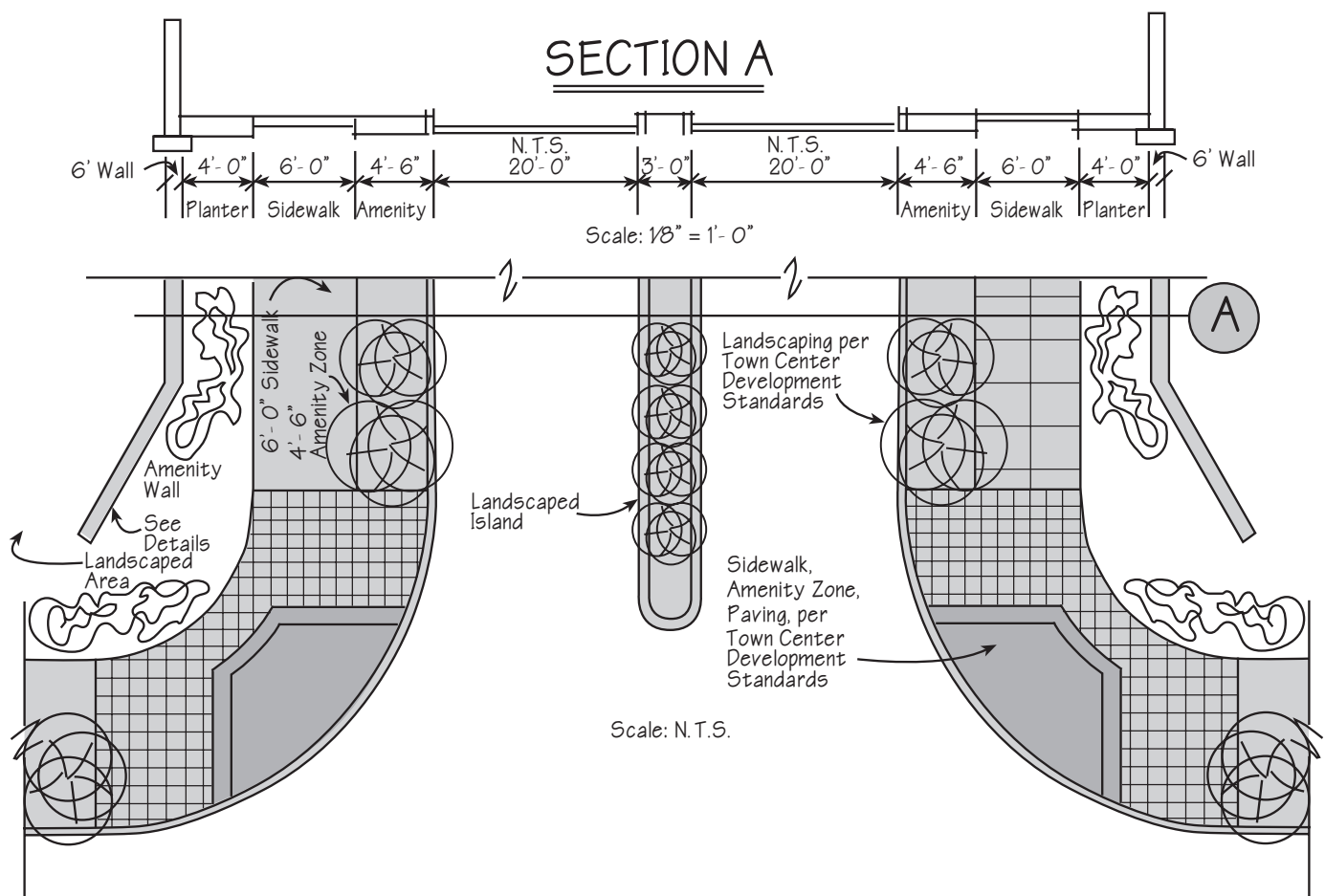


Figure 33

(Used when homes face Residential Collector Streets)



